

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## 4 WEST PASTURE, KIRKBYMOORSIDE, YO62 6BR

**An extended detached bungalow on a large corner plot in a desirable location**

**Entrance Hall**

**En Suite Bathroom**

**Off Street Parking**

**Gas Central Heating**

**Sitting/Dining Room**

**3 Bedrooms**

**Garage**

**uPVC Double Glazing**

**Kitchen**

**Shower Room**

**Garden Room**

**EPC Rating D**

**GUIDE PRICE £350,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [rounthwaite-woodhead@btconnect.com](mailto:rounthwaite-woodhead@btconnect.com)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Kirkbymoorside is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to other neighbouring Market towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. The town has a very friendly, local feel with a range of essential shops including family butcher, a chemist with dispensary, Coop and Spar, plus a library, school, doctors surgery, various eateries, as well as a weekly street market on a Wednesday.

West Pasture is a sought after residential development of mainly detached bungalows, located on the western side of Kirkbymoorside, popular with young families and retired persons alike. No. 4 occupies a great position being on the southern fringe of the development within a short, level stroll of the town centre.

The bungalow was built in the late 1970's and during the passage of time, has been extended and improved to provide comfortable, single storey accommodation comprising a double aspect 'L'shaped sitting room, a newly refurbished kitchen with integrated appliances, 3 bedrooms all of which have full height fitted wardrobes and the main bedroom has the benefit of a large en suite bathroom. In addition, there is a separate shower room plus a small conservatory that adjoins the kitchen overlooking the rear garden.

The bungalow occupies a corner plot and in turn comes with a good size garden, a large proportion of which has been paved for ease of maintenance. A tarmac driveway off West Pasture leads onto a private resin drive providing plenty of parking together with a detached garage (newly re-roofed) with remote control door and power connected.

## General Information

Services: Mains water, gas and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas Central Heating.

Council Tax: We are informed by Ryedale District council that this property falls in band D.

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034/472800

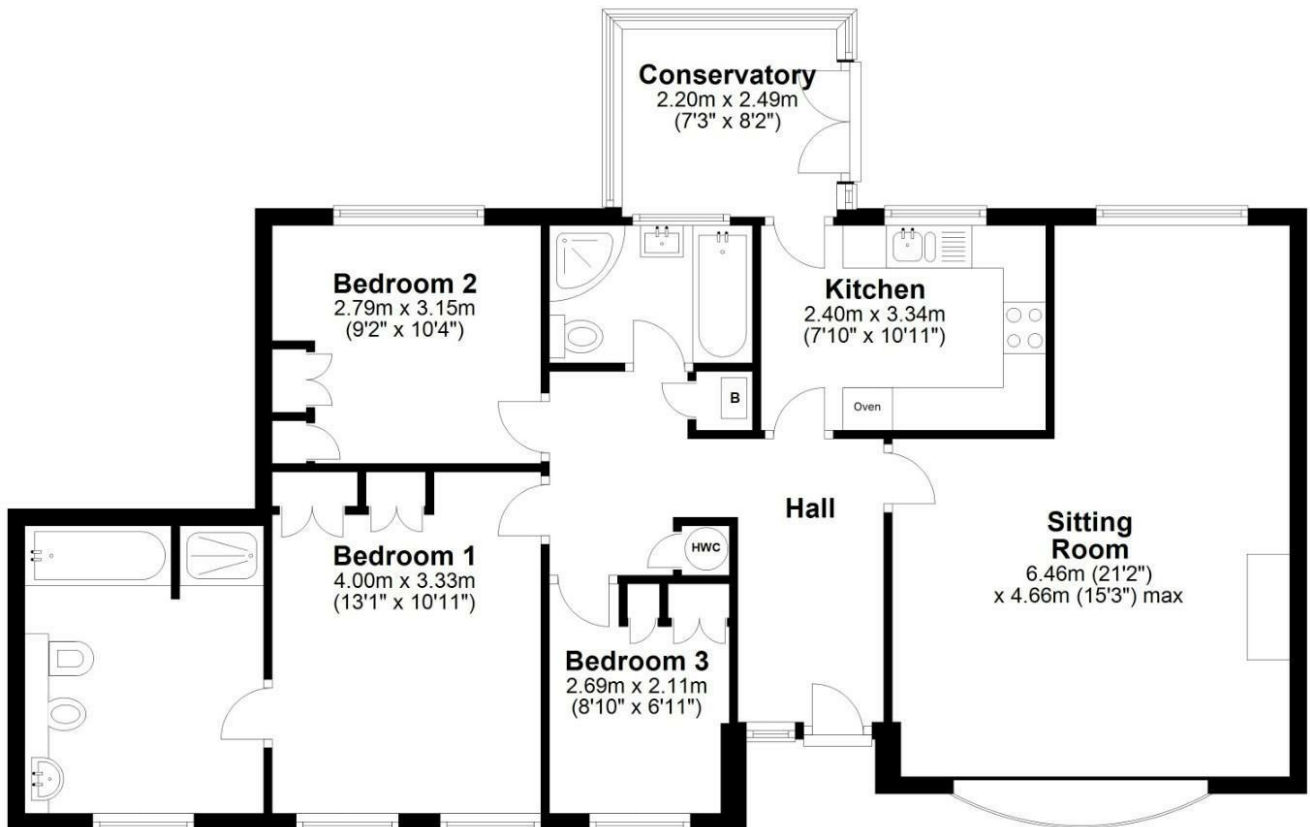




# Accommodation

## Ground Floor

Approx. 94.8 sq. metres (1020.1 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 sq. feet)

**4 West Pasture, Kirkbymoorside**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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