

ROUNTHWAITE & WOODHEAD

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



27 WEST LUND LANE, KIRKBYMOORSIDE, YO62 6AH

A brick built semi detached bungalow occupying a prominent corner plot within a stones throw of open countryside

Entrance Hall

Kitchen

Sitting Room

2 Bedrooms

Shower Room

Gas Central Heating

Double Glazing

Enclosed Garden & Patio

Garage plus Parking

GUIDE PRICE £200,000

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

www.rounthwaite-woodhead.co.uk

Description

27 West Lund Lane comprises a semi detached, brick built bungalow occupying a prominent, corner position with open fields and countryside virtually on the doorstep. Kirkbymoorside known as 'The Gateway to the Moors' 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 neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday.

This attractive semi detached bungalow occupies a lovely corner position where West Lund Lane meets Parkers Mount and the views from the sitting room are superb, stretching far into the distance across neighbouring fields and farmland.

The kitchen is compact with a range of units; appliances can be left in situ if required or removed if preferred. Heating is via a gas central heating boiler in the kitchen and windows throughout the property are all double glazed. From the south west facing sitting room, doors lead off a small inner hall to two bedrooms and shower room with a large walk-in cubicle, wash basin and wc. The bedrooms overlook a neatly enclosed garden with paved patio and lawn beyond which stands a detached, single garage with parking in front.

General Information

Services: Mains water and electricity are connected. Gas fired central heating. Connection to mains drains.

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

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

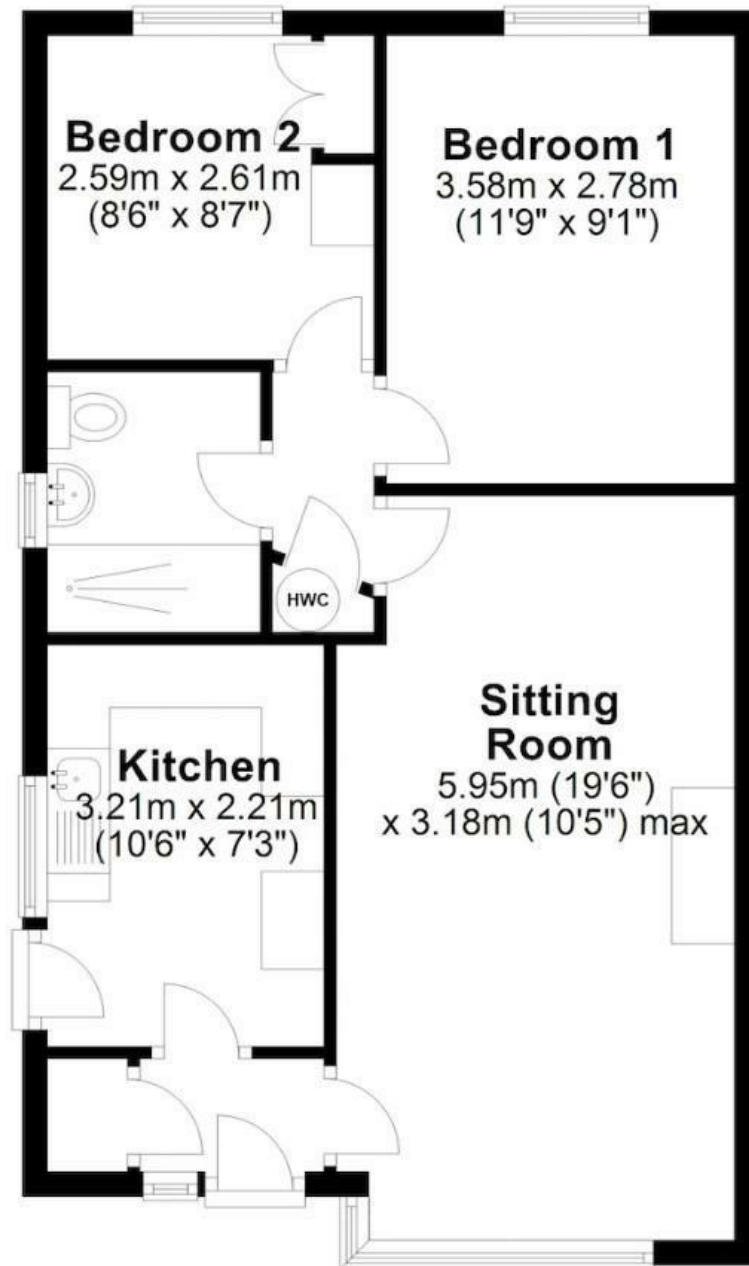
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034



Accommodation

Ground Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Total area: approx. 51.5 sq. metres (553.9 sq. feet)

27 West Lund Lane, 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		
	66	84
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	51	84
England & Wales		
	EU Directive 2002/91/EC	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD