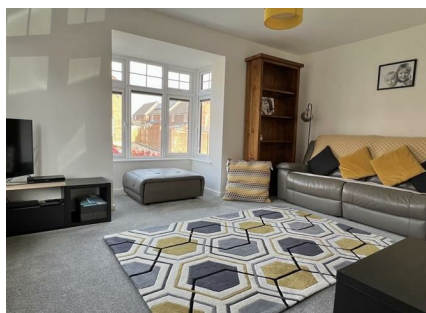


ROUNTHWAITE & WOODHEAD

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



1, STARFITTS CLOSE, KIRKBYMOORSIDE, YO62 6FP

**An immaculately presented detached family home
within a few minutes walk from the school and the centre of town**

Entrance Hall

Cloakroom

Sitting Room

Kitchen/Living/Dining Space

3 Double Bedrooms

En Suite Shower Room

House Bathroom

Single Garage

Additional Parking

Gardens & Patio

EPC Rating B

No Onward Chain

PRICE GUIDE: £315,000

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

A smart, detached family home situated in the heart of this newly completed development within walking distance of Kirkbymoorside town centre. Located at the foot of the North York Moors National Park, Kirkbymoorside provides all the usual market town amenities and has a reputable primary and preschool whilst older children need only travel 3 miles to nearby Ryedale Secondary School in Nawton which received "outstanding" at its last Ofsted inspection.

The subject property has an immaculate interior comprising an entrance hall and cloakroom, a comfortable double aspect sitting room overlooking the garden and a light and bright kitchen/dining/living space with a southerly aspect. The kitchen is well appointed with integrated appliances and in essence, this room creates the sociable 'hub' of the house with glazed doors opening out to the lawned garden and patio all neatly contained within brick wall or fenced boundaries. On the first floor there are three double bedrooms, the master bedroom having an en suite shower room and a good size family bathroom serves the remaining two.

There is garden on three sides and with newly laid lawn and hedging now becoming nicely established, the garden presents a blank canvas for the horticultural enthusiast to be creative.

The integral, single garage has electricity connected, a personal door at the rear and on the tarmac driveway in front there is space to provide car parking for two vehicles.

In summary a well positioned modern house likely to appeal to younger families and retired persons alike.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating.

Council Tax: The property falls in band D.

Tenure: We are advised 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 appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk



Accommodation

Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)




First Floor


Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 115.4 sq. metres (1242.6 sq. feet)

1 Starfits Close, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
England & Wales	EU Directive 2002/91/EC 	



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

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