

# ROUNTHWAITE & WOODHEAD

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



## **1 EASTWAY CLOSE, OLD ROAD, KIRKBYMOORSIDE, YO62 6NG**

**A superb example of a beautifully refurbished bungalow  
having been renovated from top to toe !**

**Entrance Porch**

**Entrance Hall**

**Separate Utility Room**

**Large Kitchen/Diner**

**South Facing Sitting Room**

**Two Double Bedrooms**

**Shower Room**

**Gas Central Heating**

**Double Glazing**

**Plenty of Parking**

**Enclosed Garden**

**EPC Rating C**

**PRICE GUIDE: £295,000**

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

No. 1 Eastway Close is a fine example of a thoroughly renovated, semi detached bungalow with a lovely sunny aspect, plenty of parking and a nicely enclosed garden on two sides.

As part of the re-furbishing project the original design footprint has been completely remodelled to improve the layout and make the best use of space. Windows and doors have been replaced, walls and floors insulated, wiring renewed, boiler and radiators renewed and all fixtures and fittings throughout the property are of a high quality. The sociable kitchen/diner comes with integrated appliances including fridge, freezer, dishwasher, induction hob, microwave, eye level oven with warming drawer beneath and stacks of storage cupboards with quartz worktops. It will easily accommodate a dining table to seat 6. The adjacent sitting room has a lovely sunny aspect and its centrepiece is a traditional style fireplace with a gas fired stove.

From the inner hall, doors lead off to a very useful utility room to house all the laundry paraphernalia (and provide even more storage) plus two double bedrooms and a beautifully furnished shower room. The main bedroom has a run off full-height fitted wardrobes with cupboards above.

From the tarmac drive in front, double gates lead to even more parking area along with lawn and planted borders. In turn a wooden hand gate leads into to a private, brick set courtyard garden with planted flower bed.

In summary, a first class renovation of an 90's bungalow that has created a contemporary, 'turnkey' home with all the right components and an overall finish that will take some beating!

## General Information

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

Council Tax: The property falls in band C. North Yorkshire Council.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

Eastway Close is a small cul-de-sac of mainly bungalows located off the Old Road, less than a five minute walk into the main Market Place of Kirkbymoorside. The town provides all the usual everyday facilities and more, with a weekly market on a Wednesday, a library, doctors surgery, chemist with dispensary, family butcher and plenty of eateries. Kirkbymoorside has its own 18 hole golf course, a reputable junior school and is on a regular bus route to other neighbouring towns and to Scarborough on the east coast.

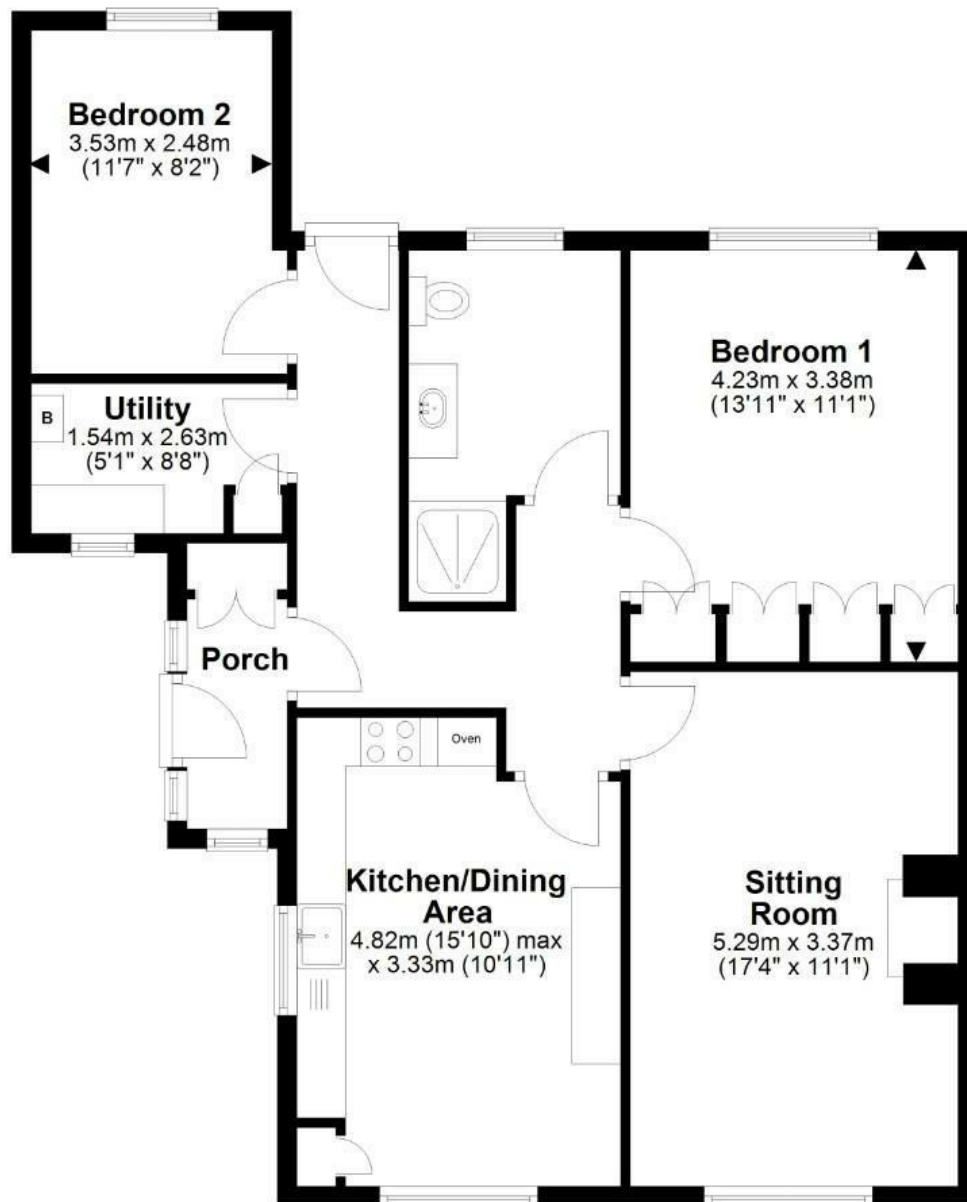




# Accommodation


## Ground Floor


Approx. 82.4 sq. metres (887.4 sq. feet)



Total area: approx. 82.4 sq. metres (887.4 sq. feet)

**1 Eastway Close, Kirkbymoorside**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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