

# ROUNTHWAITE & WOODHEAD

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



## PROSPECT HOUSE, HIGH MARKET PLACE, KIRKBYMOORSIDE, YO62 6AT

**A substantial Georgian town house requiring refurbishment  
in a convenient, central location within this sought after Market town**

<b>Entrance Hall</b>	<b>Sitting Room</b>	<b>Living Room</b>
<b>Kitchen</b>	<b>Shower Room</b>	<b>3 Bedrooms</b>
<b>Bathroom</b>	<b>2 Large Attic Rooms</b>	<b>Gas Central Heating</b>
<b>Garage + Parking</b>	<b>Sitting Out Area</b>	<b>EPC Rating E</b>

**GUIDE PRICE £250,000**

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](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.

Known as Prospect House, this double fronted Georgian town house stands proudly almost at the top of High Market Place conveniently situated for the facilities of the town.

With spacious rooms arranged over three floors, including two reception rooms, three bedrooms and two large attic rooms the property represents a good size family home, now requiring some general maintenance and refurbishment.

Prospect House comes with a garage and car parking which is a huge asset for a property in this location. A small gravelled 'sitting out' area by the back door is an ideal spot for planted containers and will suit those with no interest in gardening.

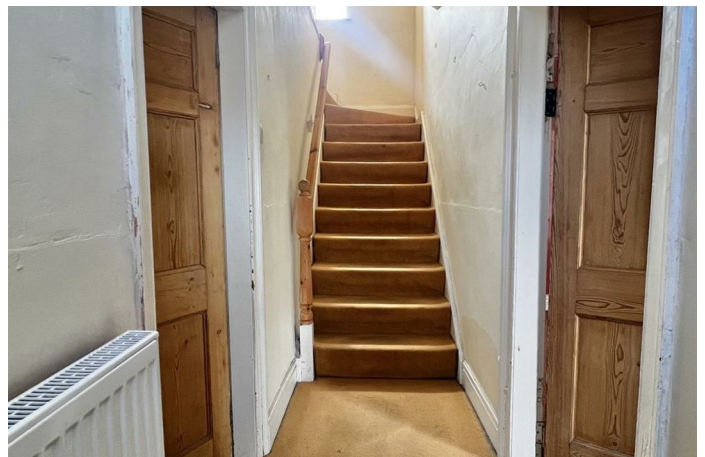
## General Information

Services: Mains water, electricity and gas 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 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 prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034

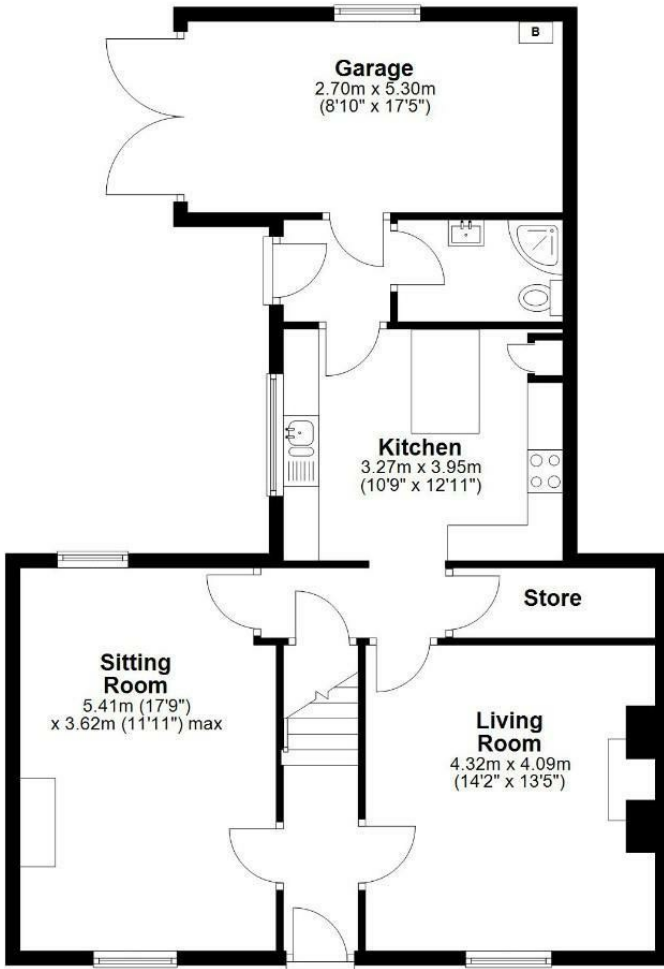




# Accommodation

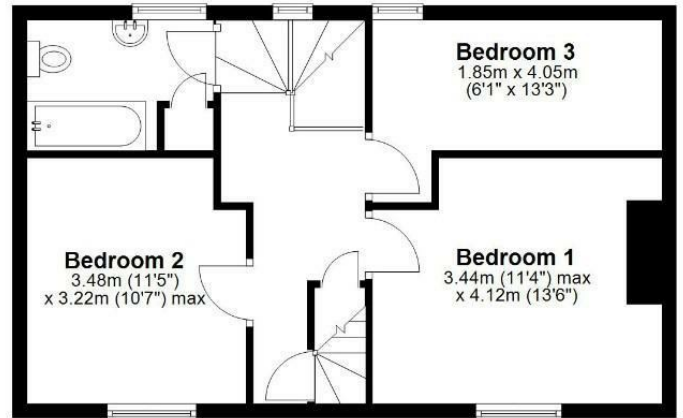
## Ground Floor

Approx. 82.6 sq. metres (889.4 sq. feet)



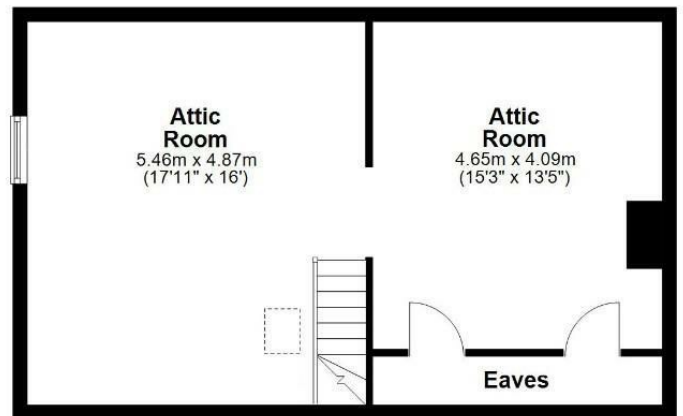
## First Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



## Second Floor

Approx. 48.5 sq. metres (522.3 sq. feet)

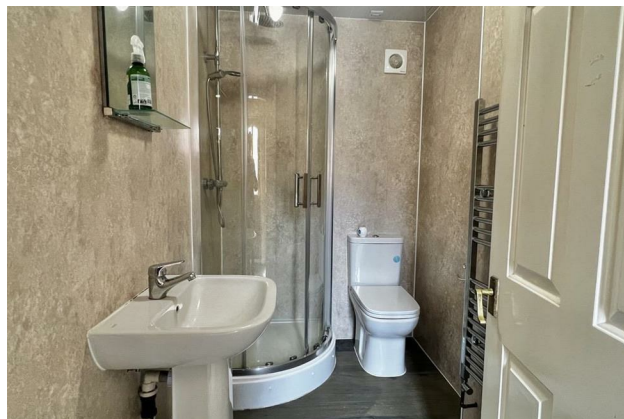


Total area: approx. 179.8 sq. metres (1935.6 sq. feet)

**15 High Market Place, Kirkbymoorside**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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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