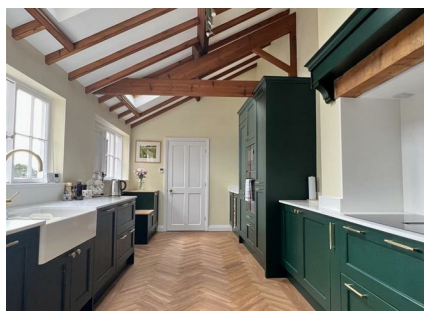


ROUNTHWAITE & WOODHEAD

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



29 WEST END, KIRKBYMOORSIDE, YO62 6AD

A stylish Edwardian town house with nicely proportioned rooms, garage and in a convenient central location

Entrance Hall

Dining Room

Sitting Room

Kitchen

Utility

Shower Room

4 Bedrooms

Attic Rooms

Garage

Gas Central Heating

Courtyard Garden

EPC Rating: E

GUIDE PRICE £335,000

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

Conveniently located close to the main Market Place in Kirkbymoorside lies No.29 West End, a substantial Edwardian house likely to appeal to a wide audience having plenty of bedrooms for the growing family, space for an office for the working couple or it would easily work as a retirement property having lots of flexible living accommodation for those with hobbies and other interests.

With its high ceilings, original doors, picture rails and intricate mosaic tiled floor in the entrance hall, this house has great character true to its period. The kitchen interior has been newly replaced within the last 12 months and it will no doubt be admired by many with its comprehensive range of units, 'Belfast' style twin sink and plenty of quartz worktops. The Neff integrated appliances include fridge/freezer, dishwasher, induction hob and eye-level ovens. There is underfloor heating in the kitchen (run off the gas boiler) and the herringbone flooring is by Karndean. To complete the ground floor there are two good size reception rooms plus a utility/cloakroom.

A turned staircase leads to four double bedrooms on the first floor plus a contemporary shower room and from the landing, a second staircase leads to two attic rooms plus additional space providing that ever important storage area.

Immediately outside the back door is an enclosed courtyard with room for a table & chairs, planted containers etc., and the house comes with the added bonus of a single garage to the rear.

General Information

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

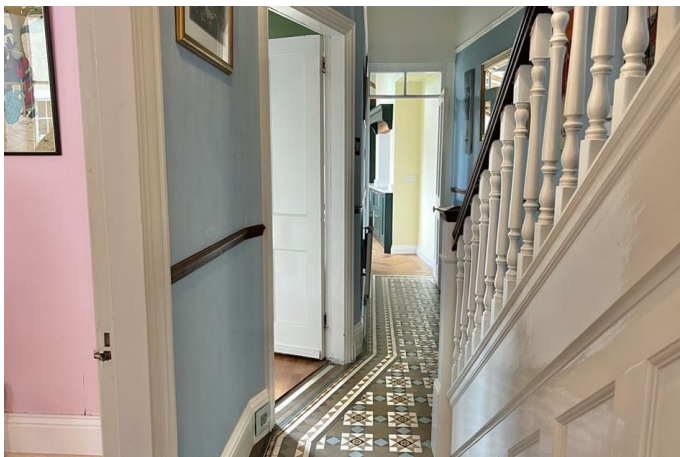
Council Tax: We are informed by North Yorkshire Council that this property falls in band E .

EPC Rating: E

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 prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside.
Tel: 01751 430034 or 472800

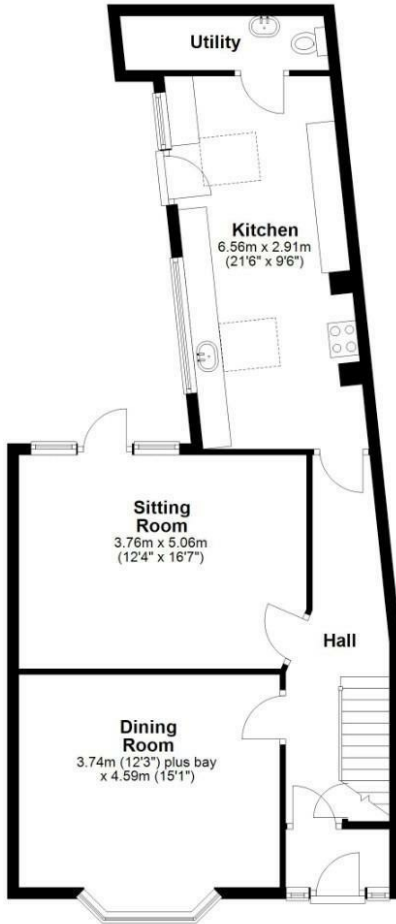
West End is a street of mixed, period properties ranging from substantial town houses to smaller, terraced cottages located just off the main Market Place in Kirkbymoorside. Known locally as 'The Gateway to the Moors', Kirkbymoorside is situated at the foot of the North York Moors National Park along 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 and various eateries. There is a weekly street market on a Wednesday.



Accommodation

Ground Floor

Approx. 72.4 sq. metres (779.4 sq. feet)



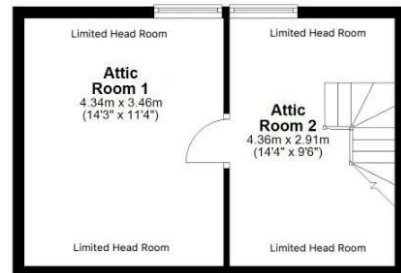
First Floor

Approx. 74.7 sq. metres (803.9 sq. feet)



Second Floor

Approx. 28.4 sq. metres (305.9 sq. feet)

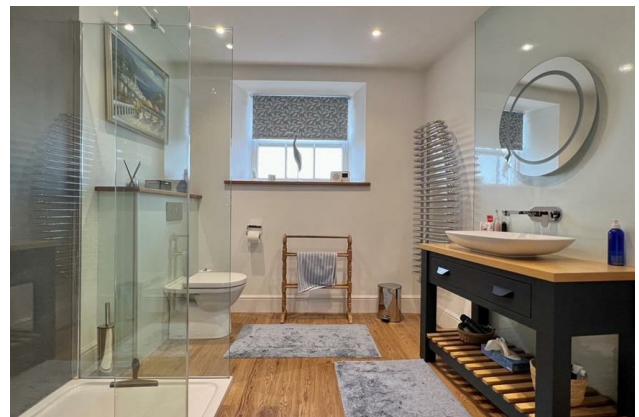


Total area: approx. 175.5 sq. metres (1889.1 sq. feet)

29 West End, 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		
	44	74
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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