

ROUNTHWAITE & WOODHEAD

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



14 THE ORCHARDS, BEADLAM, YO62 7SH

**A detached bungalow with sizeable garden, garage & parking
requiring complete refurbishment**

Sitting Room

Dining Area

Kitchen

2 double Bedrooms

Bathroom

Garage + Parking

Garden Front & Rear

Gas Central Heating

EPC Rating: D

£225,000

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

The Orchards is a small cul-de-sac of detached bungalows built in the 1970's where the properties themselves are nicely spaced apart, No. 14 in particular having a lovely big garden at the front as well as further garden at the rear allowing scope for extending (subject to the usual planning permissions).

Some properties in The Orchards have been totally reconfigured and are now a far cry from their original footprint and because No. 14 is dated and requires modernising, this is an ideal project for someone keen to put into play their own re-design and refurbishment ideas.

Currently the bungalow provides two bedroom living accommodation with double glazing and gas central heating. The boiler has been replaced in more recent years.

With plenty of parking plus a garage, the property has all the makings of a comfortable retirement home or for a small family keen to take advantage of the primary and secondary schools available in the adjoining village of Nawton.

Beadlam lies just outside the National Park approximately 3 miles east of Helmsley with a nice village community, a public house, takeaway outlet and is on a bus route to the nearby Market towns of Kirkbymoorside, Helmsley and Pickering. The award winning Beadlam Grange Farm shop, located approx 1 mile to the west, has a first class butchers counter and sells all the usual every day products like milk, vegetables, cheese, bread, newspapers etc.

General Information

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

Council Tax: North Yorkshire Council band D.

EPC Rating: D.

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

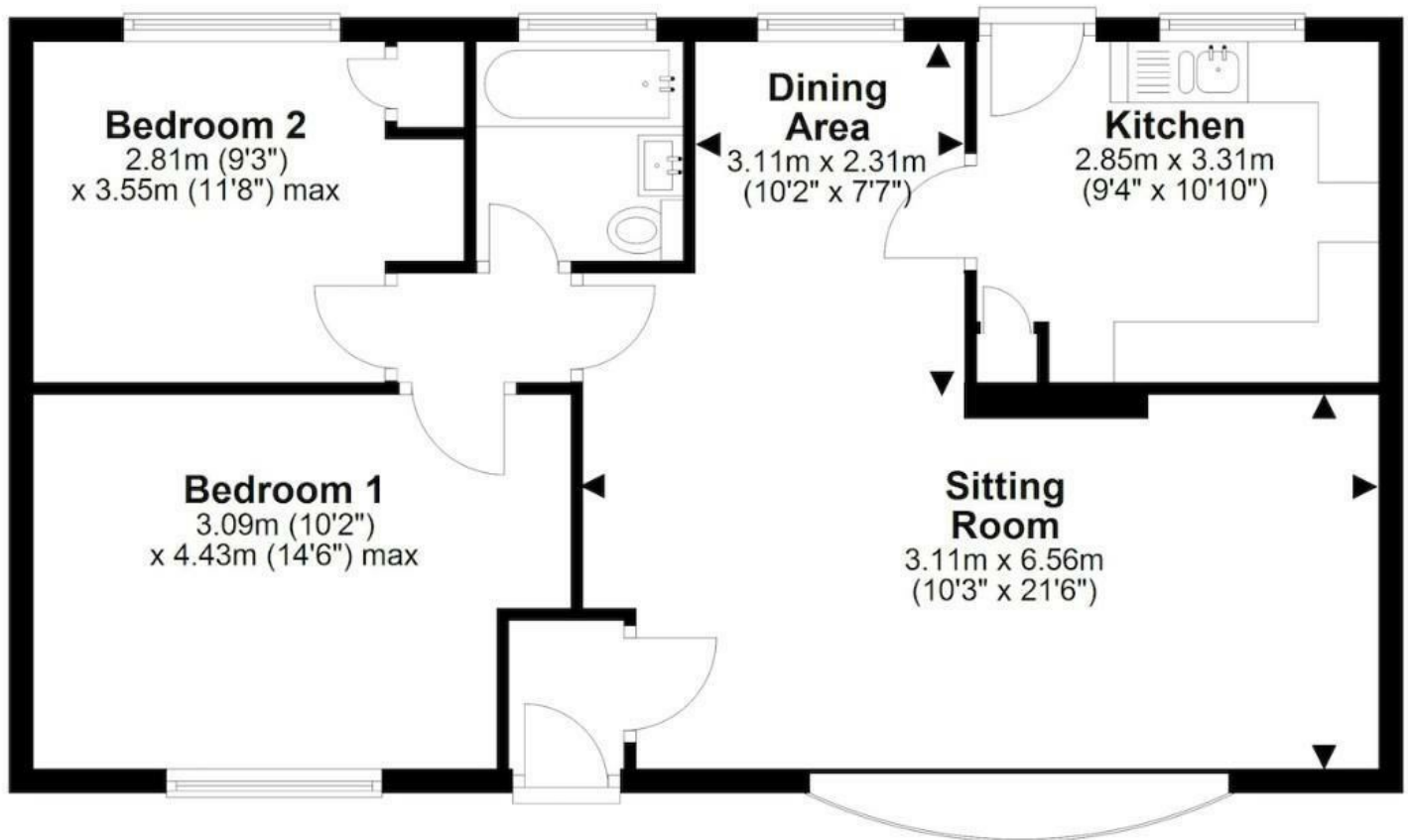
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 or 01751 472800.



Accommodation


Ground Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

14 The Orchards, Nawton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(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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