

ROUNTHWAITE & WOODHEAD

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



14 KELD HEAD ORCHARD, KIRKBYMOORSIDE, YO62 6EF

**A detached family house with garden, garage & parking
located in a quiet residential area**

Entrance Hall

Cloakroom

Sitting Room

Dining Area

Kitchen

Three Bedrooms

Bathroom

Double Glazing

Gas Central Heating

GUIDE PRICE £235,000

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

Kirkbymoorside is an attractive market town, described as the 'Gateway to the Moors' offering a good range of local amenities including family butcher, grocer, chemist, doctors' surgery and a weekly market on Wednesday. There is also a good primary school that feeds into Ryedale Comprehensive School at Nawton, just a few miles down the road. The neighbouring market towns of Pickering, Helmsley and Malton are within comfortable travelling distance and provide similar facilities. York can be reached in just under an hour.

Keld Head Orchard is an established residential development of mixed properties, popular with young families and older persons alike.

This appealing brick built, detached property comes with lawned garden to the front and rear, decking area providing space to arrange garden furniture, additional parking on the drive to the side, a single garage and outdoor play room/workshop/hobbies room.

Internally it has a small entrance hall and cloakroom, a good size sitting room with a southerly aspect, a dining area with double glazed sliding doors to outside and a fitted kitchen with an integrated oven and hob. From the sitting room an enclosed staircase leads to 3 bedrooms plus a nicely furnished bathroom. Windows are all double glazed and there is gas central heating.

The property is offered for sale with no onward chain and can therefore be purchased without delay.

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 C.

EPC Rating: Band D.

Tenure: Freehold and vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034



Accommodation

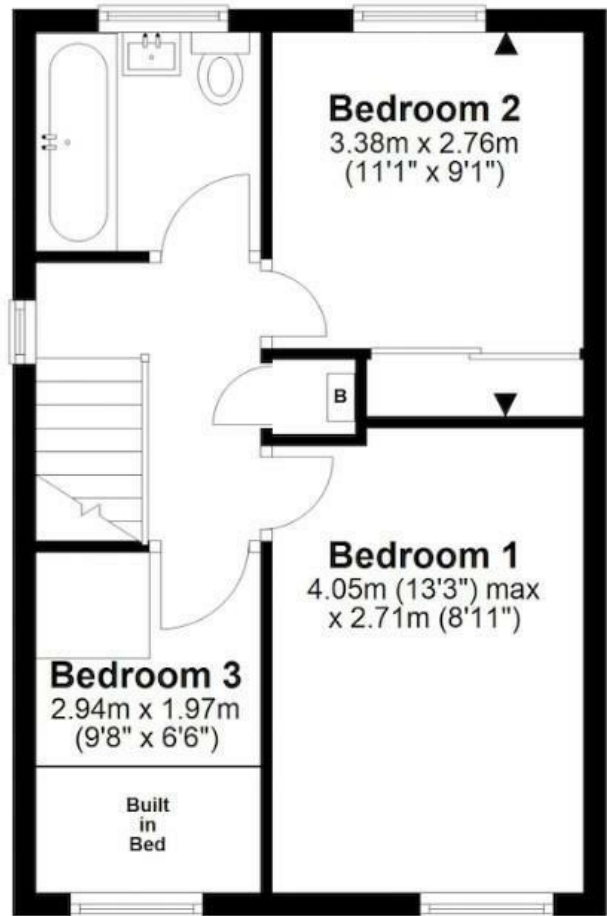
Ground Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



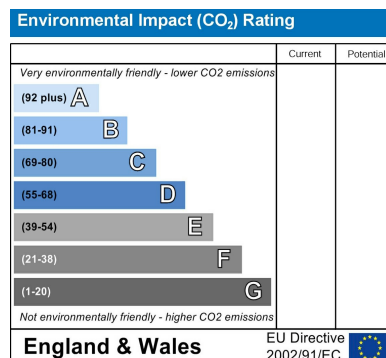
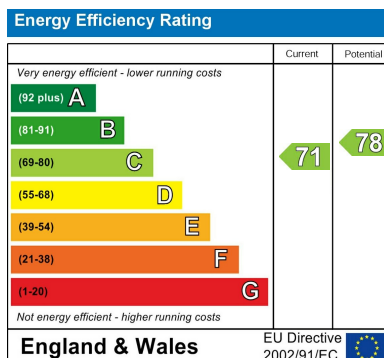
First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 74.0 sq. metres (796.3 sq. feet)

14 Keld Head Orchard, Kirkbymoorside





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

ROUNTHWAITE & WOODHEAD