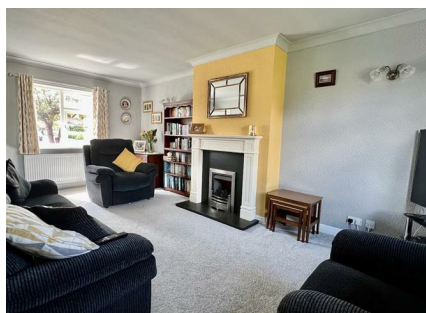


ROUNTHWAITE & WOODHEAD

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



AMBLESIDE, GILLAMOR ROAD, KIRKBYMOORSIDE, YO62 6EL

**A prominently situated detached house in a quiet part of the town
with superbly presented accommodation and a good size, established garden**

Entrance Hall	Cloakroom/Utility	Sitting Room
Separate Dining Room	Modern Kitchen	4 Double Bedrooms
Bathroom	Gas Central Heating	Double Glazing
Single Garage + Off Street Parking	Lovely Garden	EPC Rating C

PRICE GUIDE: £375,000

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

Occupying a prominent position along Gillamoor Road on the western side of Kirkbymoorside, lies the property known as Ambleside, built in 1984 of brick construction providing spacious family size accommodation with gas central heating, cavity wall insulation and uPVC double glazing. The gas combi boiler was renewed approx 3 years ago.

There is a welcoming entrance hall, cloakroom/utility, a double aspect sitting room with a gas fire, separate dining room and a modern fitted kitchen, replaced just 3 years ago with an array of contemporary units and the usual integrated appliances. On the first floor, doors lead off a spacious landing to 4 good size bedrooms (two of which have fitted wardrobes) plus a family bathroom with bath and shower over.

On both the east and west elevations there are lawned gardens, the front being open plan with established trees and pathway to the front door. There is footpath access down both sides of the house to the rear garden which again, is primarily lawned with planted borders and well stocked shrubberies. The garden affords a good degree of privacy and there are plenty of sunny spots to enjoy during the summer months. A single garage with parking in front is accessed off Amble Close and there is an additional courtesy door directly into the garden.

Kirkbymoorside is referred to locally as 'The Gateway to the Moors' and 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 neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday, a good junior school and in the nearby village of Nawton there is Ryedale Comprehensive School which achieved 'Outstanding' from its 2023 Ofsted Report.

General Information

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

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

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

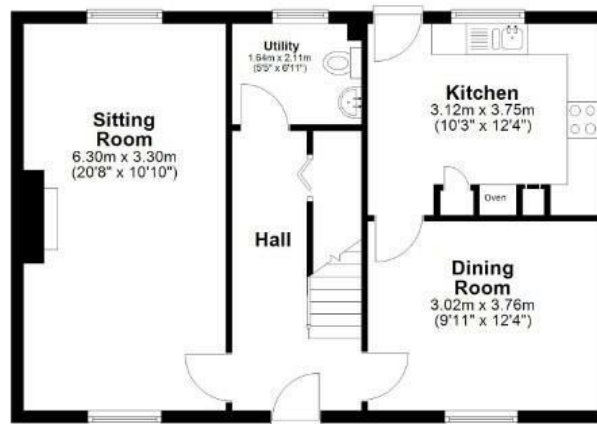
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26, Market Place. Kirkbymoorside. Telephone: 01751 430034/472800



Accommodation

Ground Floor

Approx. 79.3 sq. metres (853.4 sq. feet)



First Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



Total area: approx. 138.1 sq. metres (1486.6 sq. feet)

Ambleside, 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		
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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