

ROUNTHWAITE & WOODHEAD

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



PIPPIN HOUSE, 4 NEVILLE WALK, KIRKBYMOORSIDE, YO62 6JF

**A substantial detached house with superb ground floor living space
only a short walk from the town centre**

Entrance Hall

Kitchen/Breakfast Room

Cloakroom

Impressive Garden Room

Sitting Room with Wood Burner

Study

5 Bedrooms

Family Bathroom

2 Shower Rooms

Enclosed Rear Garden

Garage + Parking

No Onward Chain

PRICE GUIDE: £440,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
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Description

In a quiet cul-de-sac only a short walk from Kirkbymoorside town centre lies No. 4 Neville Walk, or Pippin House as it is known. Constructed approximately 15 years ago of brick under a pantile roof this impressive detached family house provides contemporary living accommodation arranged over three floors with gas central heating and double glazing throughout.

By way of improving and extending the living space, in 2016 the current owners added a superb garden room on the back of the house with bifold doors to the garden and a lantern roof that allows the light to flood in. With underfloor heating and plenty of space to arrange a large dining table as well as soft seating, the garden room flows nicely through to the sitting room with a wood burning stove. The underfloor heating extends through to the kitchen/breakfast room which comes with all the usual integrated appliances, granite worksurfaces and island unit.

At the foot of the stairs is another reception room which would make the perfect home office, an independent play room or space for hobbies, music, gaming etc.

On the first floor, a master double bedroom comes with its own dressing room and en suite shower room plus there are two more bedrooms on this floor served by a family bathroom. Two further bedrooms and shower room make up the second floor.

Outside, the adjoining garage has an electric up and over door and a personal door at the rear. The garage is divided internally with a simple partition to create two useful storage areas but this could easily be opened up again to accommodate a vehicle. The enclosed, south facing rear garden includes lawn, barbecue and seating area and is nicely screened by established trees.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating.

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

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 Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 or 472800

Kirkbymoorside, known locally as 'The Gateway to the Moors' 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. There is a real sense of community in Kirkbymoorside and along with all the every day amenities there is a weekly street market on a Wednesday, a good deli, a chemist (that sells fine wines!), library, doctors surgery and 18 hole golf course.



Accommodation



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
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