

ROUNTHWAITE & WOODHEAD

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



6 KELD HEAD ORCHARD, KIRKBYMOORSIDE, YO62 6EF

**A detached house in a quiet residential area
requiring general updating and refurbishment**

Entrance Hall

Sitting Room

Kitchen

Cloakroom

Dining Area

Conservatory

3 Bedrooms

Bathroom

Garage & Parking

Sizeable Garden

Gas Central Heating

EPC Rating: D

GUIDE PRICE £230,000

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.

No. 6 Keld Head Orchard comprises a detached, brick built two storey house occupying a slightly elevated plot with a single garage plus additional car parking in front.

The interior is in need of cosmetic updating and includes an entrance porch and ground floor cloakroom, sitting room through to dining space, an archway to the kitchen and internal doors through to a large conservatory. On the first floor there are three bedrooms and a bathroom. Outside there are lawned gardens to front and rear.

This property has 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.

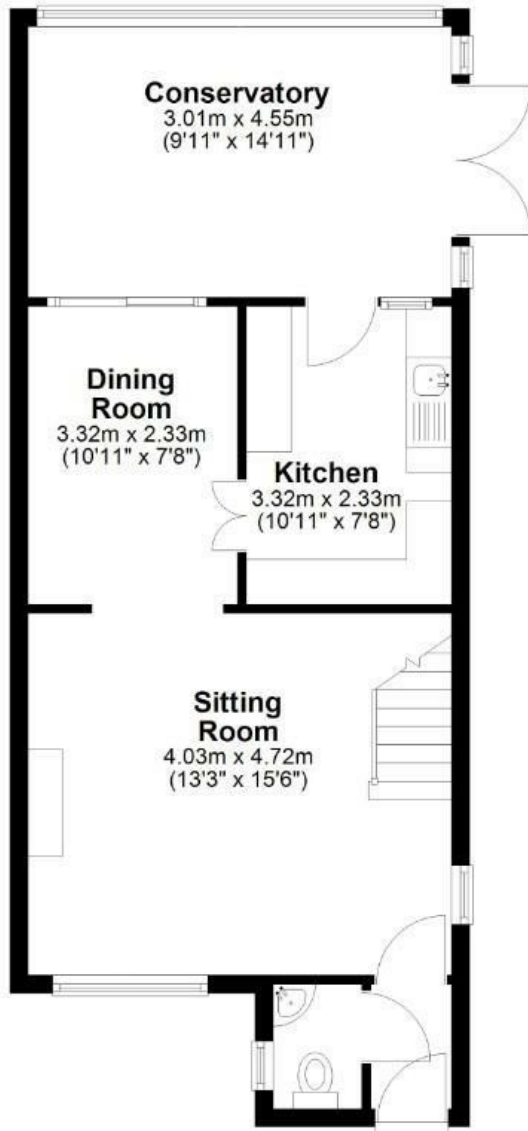
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034



Accommodation

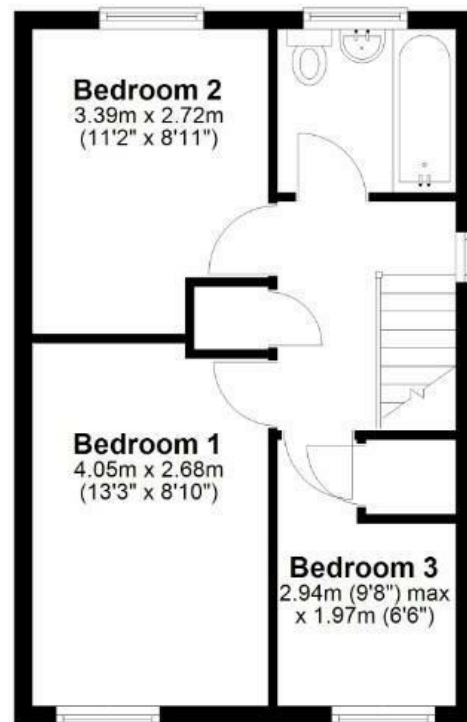
Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



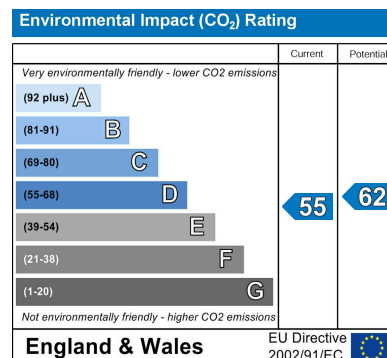
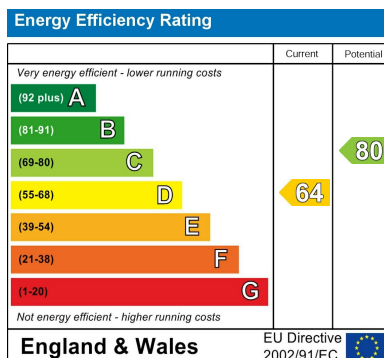
First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 88.3 sq. metres (950.3 sq. feet)

6 Keld Held Orchard, Kirkbymoorside





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

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