

ROUNTHWAITE & WOODHEAD

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



8, RIVIS SQUARE, KIRKBYMOORSIDE, YO62 6QA

**A detached house requiring refurbishment
in a convenient and sought after part of the town**

Entrance Hall

Sitting Room

Kitchen

Cloakroom

3 Bedrooms

Bathroom

Garage + Parking

Gas Central Heating

EPC Rating: C

GUIDE PRICE £255,000

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

Rivis Square is a small cul-de-sac of 10 properties, located behind Crown Square just off the main Market Place in Kirkbymoorside; handy for the town's amenities.

No. 8 comprises a detached, brick built property constructed in the late 80's which offers good size, family accommodation now in need of some general modernisation and refurbishment.

Windows are all double glazed in uPVC frames and the heating is via a mains gas boiler which is old, but has a good service history.

The sitting room enjoys a southerly aspect and the kitchen/diner overlooks the rear garden where there is a good degree of privacy. There are three bedrooms and bathroom on the first floor.

A brick set driveway alongside the house leads to a single garage.

The property is being sold with vacant possession and there is no onward chain.

General Information

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

Council Tax: We are informed by Ryedale District council that this property falls in band C.

Tenure: We are advised by the Vendor that the property is freehold.

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

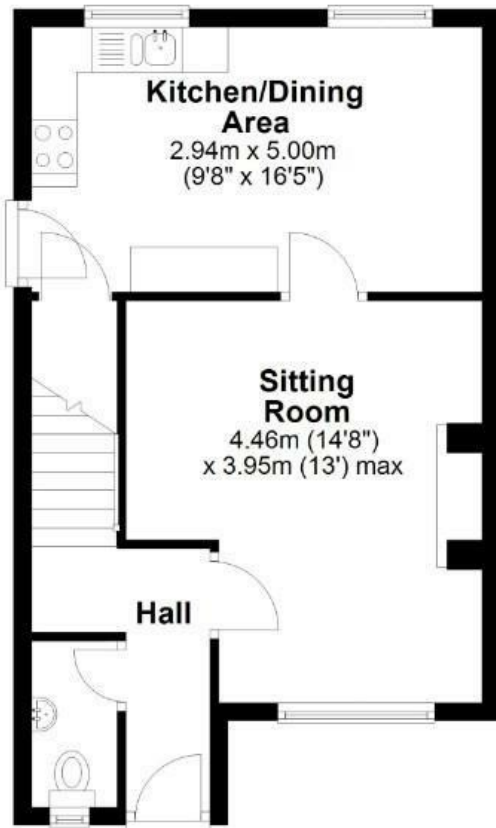
Kirkbymoorside, more often than not is known as 'The Gateway to the Moors' and is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton 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 it's last Ofsted Report.



Accommodation

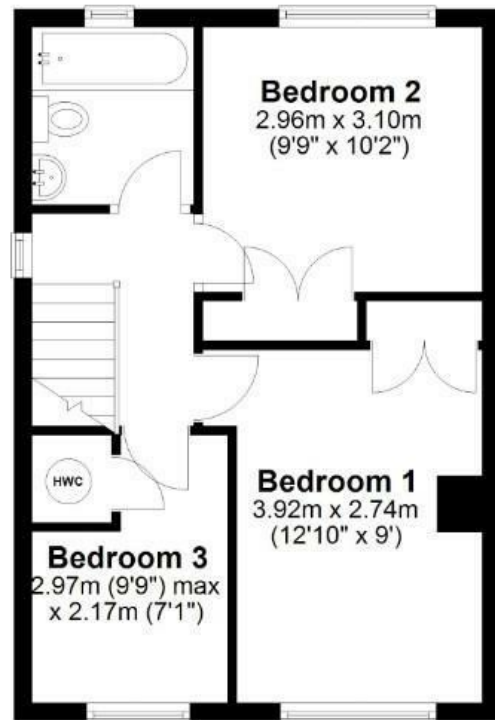
Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



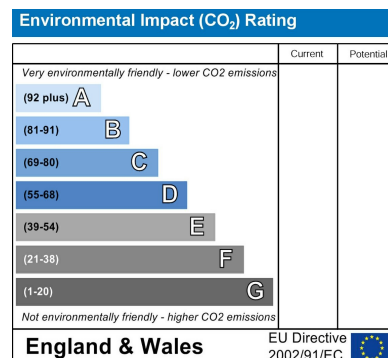
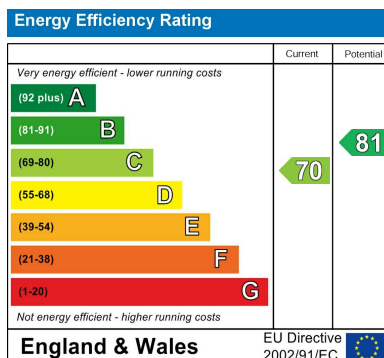
First Floor

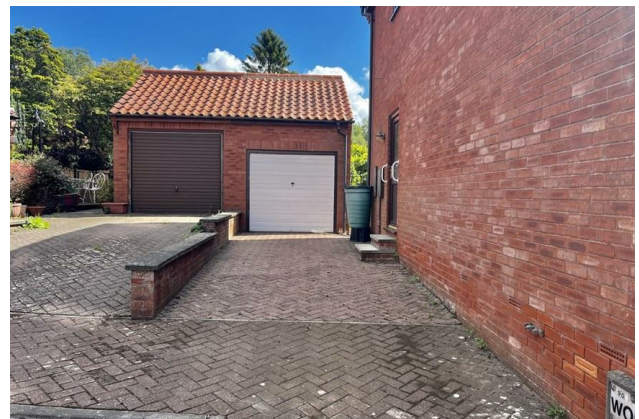
Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 76.7 sq. metres (825.9 sq. feet)

8 Ravis Square, 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

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