

ROUNTHWAITE & WOODHEAD

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



FIR TREE COTTAGE, MAIN STREET, WOMBLETON, YO62 7RX

A fully renovated semi detached stone cottage in the heart of this popular village

Entrance Lobby

Utility Room

Cloakroom

Kitchen/Diner

Sitting Room

3 Bedrooms

Bathroom + Shower

Enclosed Garden

EPC Rating D

PRICE GUIDE: £355,000

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

Fir Tree Cottage comprises a traditional semi detached, stone and pantile property set nicely back off the village street with a gravelled garden and shrubbery in front, neatly contained within a stone wall.

The property has been newly decorated and carpeted from top to bottom and comes with a sizeable kitchen to include a good range of Shaker style cupboards, granite worktops, cooker and dishwasher. By the back "stable" door into the garden there is separate utility room with a Worcester gas central heating boiler (serviced annually) plus a downstairs cloakroom.

The double aspect sitting room is a good size too providing plenty of space for today's modern furniture, from where a staircase leads to three first floor bedrooms and a stylish, fully tiled bathroom with shower cubicle as well as a bath. Windows and external doors are all double glazed and the cottage comes with an EPC Rating of D.

The rear garden is nice and level, has clearly defined fence boundaries and is lawned with a paved patio area. Street parking is usually available outside the property.

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 Ryedale District Council that the property falls in band C.

EPC: Rating D

Tenure: We are advised by the vendor 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. Telephone: 01751 430034

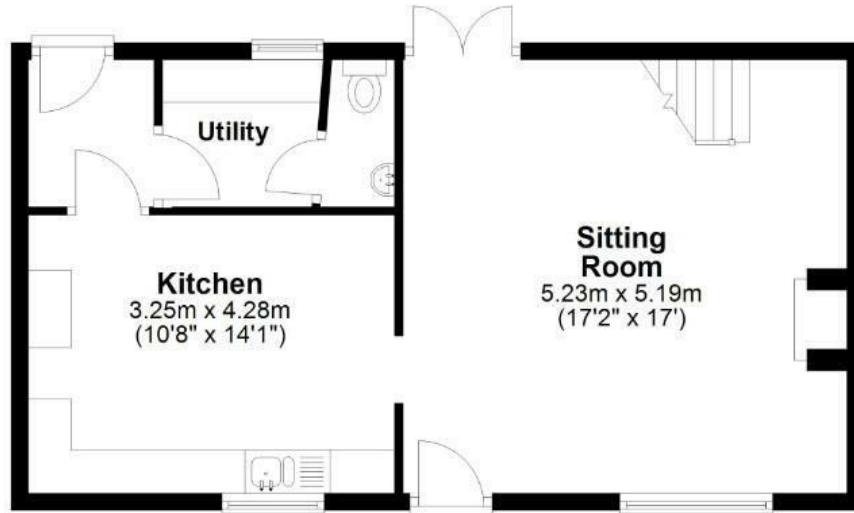
Wombledon is a popular village of both modern and traditional style houses and cottages, located just off the main A170 Thirsk to Scarborough road approximately 2.5 miles to the west of Kirkbymoorside. Wombledon has a good dining pub, an active Village Hall, sports field and tennis court. There is a bus service to Kirkbymoorside and Helmsley both of which have a weekly market, a variety of shops, good eateries and other recreational facilities. The award winning Beadlam Grange Farm Shop on the way to Helmsley provides the ultimate farm shopping experience and is handy for those every day essentials. In the nearby village of Nawton there is Ryedale Comprehensive School and a reputable infant school.



Accommodation

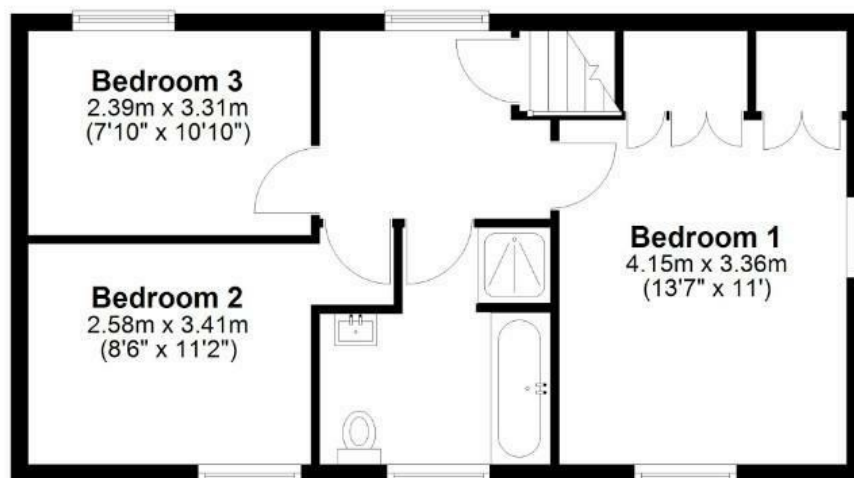
Ground Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 97.0 sq. metres (1044.1 sq. feet)

Fir Tree Cottage, Wombledon

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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

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