

ROUNTHWAITE & WOODHEAD

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



9, WAINDS FIELD, KIRKBYMOORSIDE, YO62 6JG

A newly built detached house on this select development of stylish homes

Entrance Hall

Cloakroom

Kitchen/Diner

Sitting Room

4 Bedrooms

2 Shower Rooms

House Bathroom

Garage + Parking

South Facing Garden

GUIDE PRICE £295,000

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

Windmill View is a collection of stylish family homes, built within the last 5 years just a short walk from Kirkbymoorside's bustling town centre. It is situated within minutes of the town's Primary and Pre-school and older children need only travel 3 miles to nearby Ryedale Secondary School in Nawton which received "outstanding" at its last Ofsted inspection.

9 Wainds Field comprises a detached, three storey brick built house occupying a prominent position within the development with a good size garage to the side (with power connected) plus a block paved drive in front to park a second vehicle. The garden and patio faces south and enjoy a good degree of sunshine and light.

The dual aspect kitchen/diner comes fitted with an integrated oven, hob, fridge and freezer and the sitting room enjoys a southerly aspect with French doors opening out to the garden. There are two bedrooms on the first floor, the master having an en suite shower room and there is a large bathroom on this floor too. A second staircase leads to two further bedrooms served by a shower room. Brand new fitted carpets and floor coverings run throughout, thus the property has that 'ready to move into' feel.

General Information

Services: Mains water, electricity and gas are connected. Gas fired central heating.

Council Tax: Waiting to be assessed.

EPC: Rating B.

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

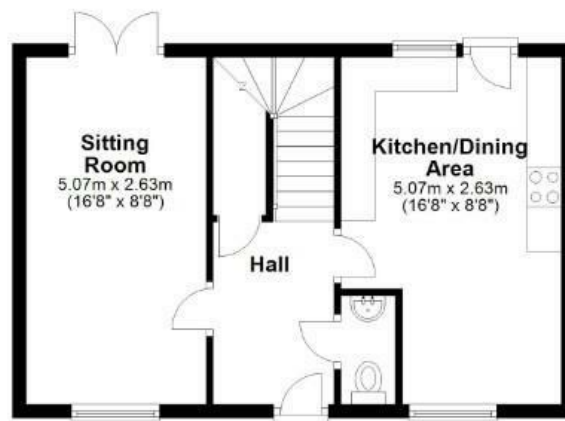
Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034

Price Guide: £295,000

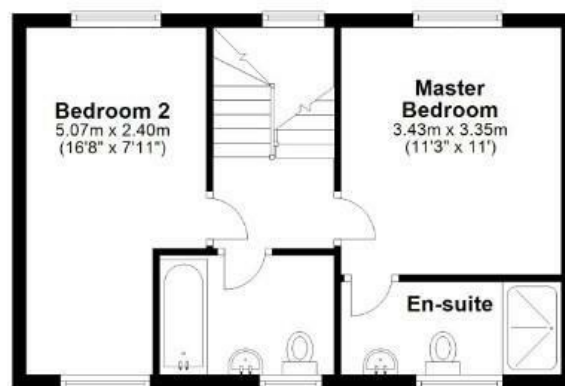


Accommodation

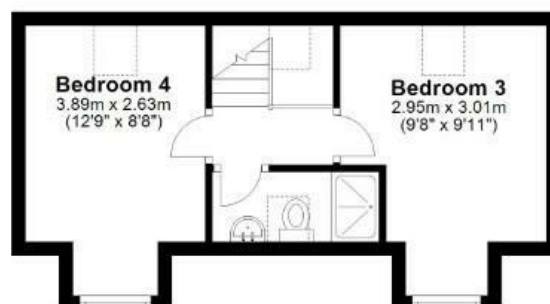
Ground Floor



First Floor



Second Floor



Total area: approx. 114.5 sq. metres (1233.0 sq. feet)

The Welburn, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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



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

ROUNTHWAITE & WOODHEAD