

ROUNTHWAITE & WOODHEAD

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



7 THE CROFT, BEADLAM, YO62 7TA

**A semi-detached house occupying a large plot,
requiring interior refurbishment and with so much potential**

Entrance Hall	Sitting Room	Living Room
Kitchen + Pantry	Outhouse	WC
3 Bedrooms	Bathroom	EPC Rating E
New Roof	New Double Glazing	No Onward Chain

PRICE GUIDE: £215,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

The village of Beadlam lies approximately 3 miles east of Helmsley with a nice village community, a public house, 2 takeaway outlets and is on a bus route to the nearby Market towns of Kirkbymoorside and Helmsley. The award winning Beadlam Grange Farm shop, located approx 1 mile to the west, has a first class butchers counter and sells all the usual every day products like milk, vegetables, cheese, bread, newspapers etc. The village is just outside the National Park and has two excellent schools, namely Nawton County Primary and Ryedale School. The Croft is located on the western side of the village and is an area popular with younger families and retired persons alike.

No. 7 presents a property requiring complete interior refurbishment but just recently, has had a new roof and new double glazed doors and windows. Mains gas is connected to the property ready for a new central heating system to be installed. There is huge scope for re-configuring the layout of the accommodation by way of extending to the rear (subject to the necessary planning consents) or simply moving internal walls to make better use of the current space.

The property comes with a large garden having been newly turfed and to the side, an area of hardstanding for a vehicle. Additional street parking is usually available very close to the house itself.

In summary, the property has all the makings of a comfortable family home and would be a good project for someone with some evening/weekend time on their hands and who are "in the know".

General Information

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

Council Tax: This property falls in band B.

EPC Rating: Currently E

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.

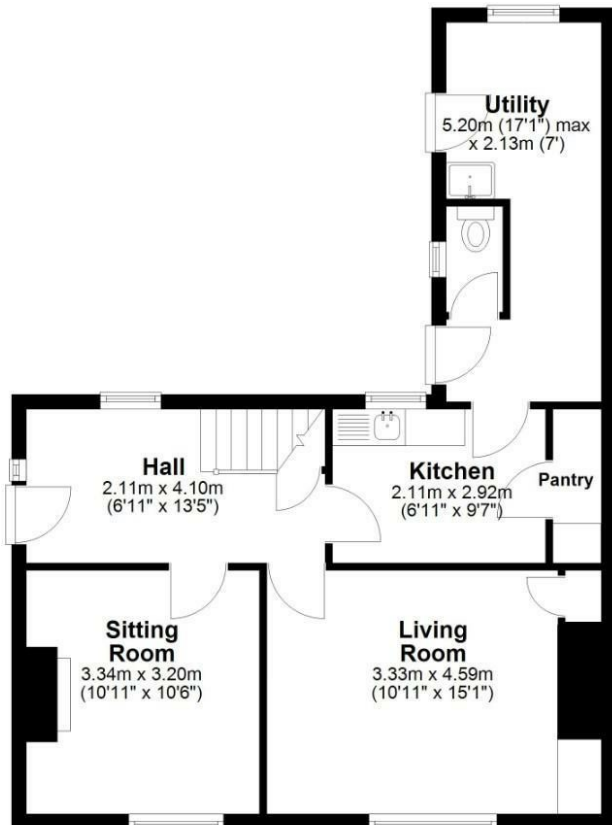
Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034



Accommodation

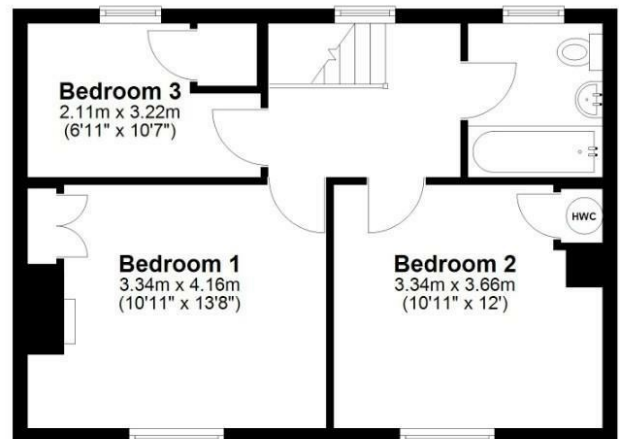
Ground Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 99.0 sq. metres (1065.2 sq. feet)

7 The Croft, Beadlam, Norton

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		
	52	76
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
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