

ROUNTHWAITE & WOODHEAD

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41 KELD HEAD ORCHARD, KIRKBYMOORSIDE, YORK, YO62 6EF

**An immaculate, extended bungalow on a substantial plot
with a double garage, stacks of outside storage and parking for several vehicles**

Entrance Porch

Sitting Room

Dining Area

Kitchen

Inner Hall

2 Bedrooms

Bathroom

2nd Sitting/Garden Room

EPC Rating C

Double Garage + Storage

Plenty of Parking

Large Garden

GUIDE PRICE £250,000

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

No. 41 Keld Head Orchard comprises a thoroughly modernised and extended semi detached bungalow occupying a large plot with plenty of private parking for multiple vehicles and a double garage that comes with electricity connected and stacks of storage above and below.

The footprint of the original design changed dramatically when in 2017 extensive renovations took place of the entire property to include all new uPVC double glazed windows and doors, the installation of a new kitchen with integrated appliances and a stylish new bathroom (with underfloor heating).

A contemporary extension has created a light and bright 2nd sitting/garden room at the back of the bungalow with bifold doors and sky light. There are two double bedrooms, the main bedroom having been extended. The 2nd sitting room could be used as a spacious home office or independent dining room although the sitting room does cater for a dining table to seat 4 at one end.

A private tarmac drive down the northern side of the bungalow leads to the double garage and parking at the rear. To the side of the garage, a decked area provides a sunny spot to arrange garden furniture, planted containers and space for a barbecue from where steps lead down to a lower garden with an expanse of lawn, planted borders and timber framed garden shed.

In summary a "turn key" property offering versatile accommodation to suit all ages and in particular those seeking space for motor vehicles, workshop and garden enthusiasts.

General Information

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

Council Tax: The property falls in band 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 appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk

Price Guide: £250,000 to include all fitted carpets.

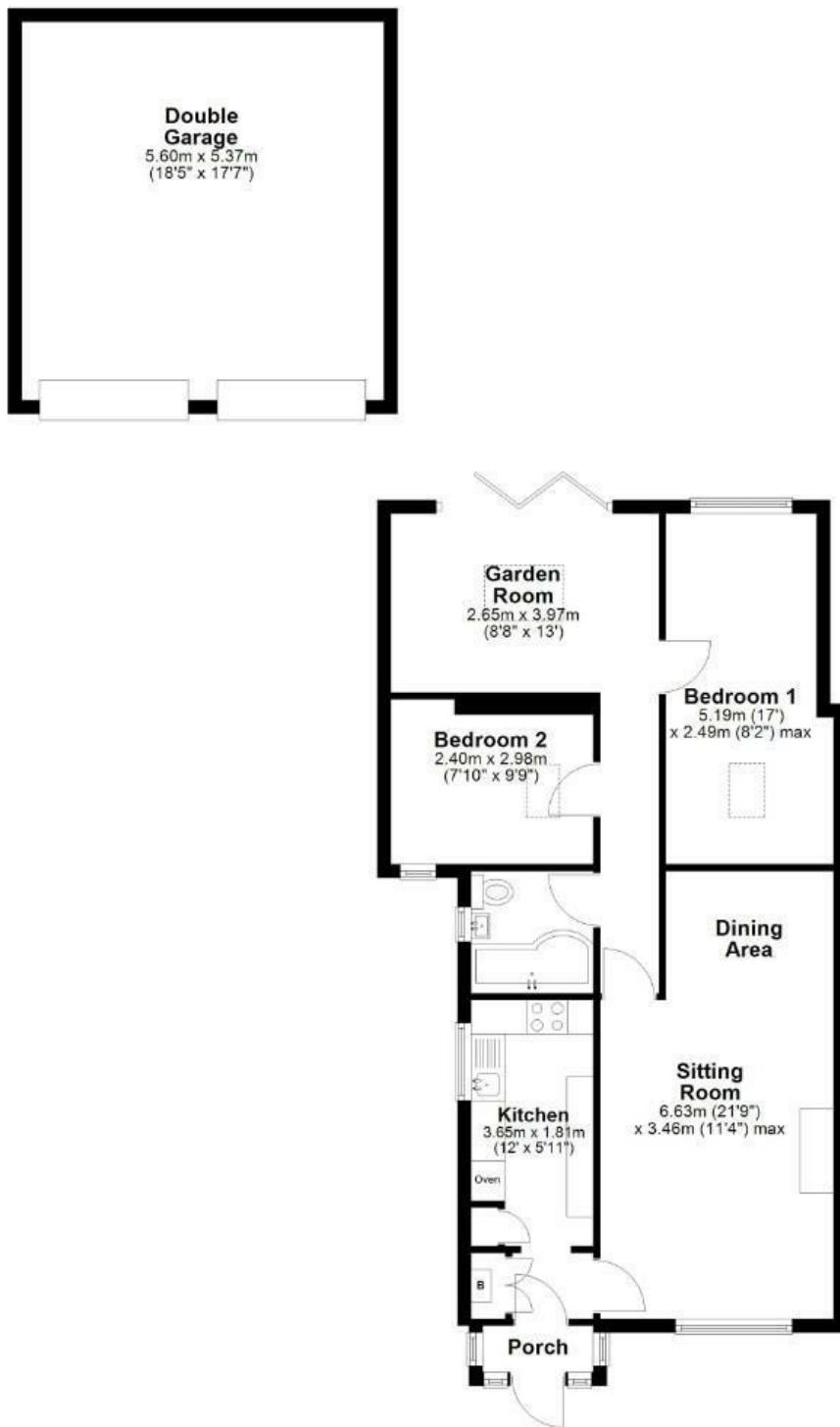
Kirkbymoorside, is known locally as 'The Gateway to the Moors' and is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns such as Pickering and Helmsley, to the east coast and to Malton where there 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 library, medical centre, family butcher, chemist with dispensary and a reputable junior school. Keld Head Orchard is a mature development of mixed properties situated on the north western side of Kirkbymoorside.



Accommodation

Ground Floor

Approx. 70.7 sq. metres (761.4 sq. feet)



Total area: approx. 70.7 sq. metres (761.4 sq. feet)

41 Keld Head Orchard, Kirkbymoorside

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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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