

ROUNTHWAITE & WOODHEAD

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



12 KELD HEAD ORCHARD, KIRKBYMOORSIDE, YO62 6EF

A detached family house with a wrap around garden and garage
in an established residential area of the town

Entrance Hall

Cloakroom

Double Aspect Sitting Room

Conservatory

Kitchen

Rear Entrance Porch/Utility

3 Bedrooms

Bathroom

Gas Central Heating

Double Glazing

Garage + Parking

Attractive Garden

PRICE GUIDE: £235,000

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

Kirkbymoorside is an attractive market town, described as the 'Gateway to the Moors' offering a good range of local amenities including family butcher, grocer, chemist, doctors' surgery and a weekly market on Wednesday. There is also a good primary school that feeds into Ryedale Comprehensive School at Nawton, just a few miles down the road. The neighbouring market towns of Pickering, Helmsley and Malton are within comfortable travelling distance and provide similar facilities. York can be reached in just under an hour. Keld Head Orchard is an established residential development of mixed properties, popular with young families and older persons alike.

No. 12 comprises a detached house occupying a corner plot with a detached garage and additional parking in front. There is a fitted kitchen with integrated oven and hob, a comfortable south facing sitting room with doors leading through to an extended conservatory overlooking the rear garden and in turn links up to the kitchen. Off the hallway there is a ground floor cloakroom and staircase leading to three first floor bedrooms and a bathroom. Windows are all double glazed and the property has gas central heating. The outside space is a little overgrown and requires bringing back into order; a nice project for the keen gardener.

Currently the property is unoccupied and there is no onward chain. It 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 North Yorkshire Council that this property falls in band C.

EPC Rating: Band D.

Tenure: Freehold and vacant possession will be given upon completion.

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



Accommodation

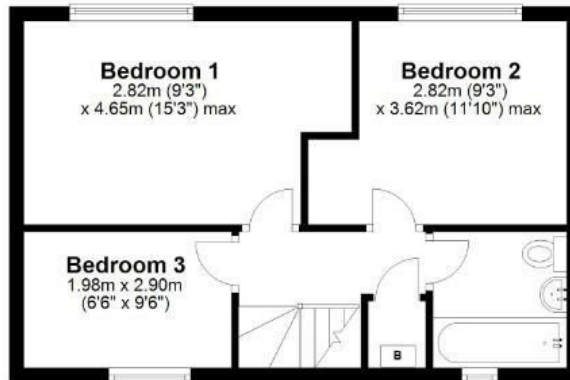
Ground Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



Total area: approx. 93.1 sq. metres (1001.7 sq. feet)
12 Keld Head Orchard, Kirkbymoorside

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
EU Directive 2002/91/EC	
England & Wales	

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	
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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