

ROUNTHWAITE & WOODHEAD

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



11 TINLEY GARTH, KIRKBYMOORSIDE, YORK, YO62 6AR

**A detached brick built property requiring refurbishment
offering unique accommodation with an adjoining two storey barn/studio**

Side Hall	Kitchen/Living Area	Utility Room
Shower Room	Cloakroom	Galleried Landing
3 Bedrooms	Extensive Studio/Workshop	Brick Outhouses
Garden	Off Street Parking	No Onward Chain

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

Tinley Garth is a one way street linking to the main Market Place in Kirkbymoorside and here lies this distinctive, detached property offering two storey accommodation and presenting an exciting development opportunity for someone looking to create a unique family home.

Presently the living space is all open plan with lofty, vaulted ceilings above the kitchen and sitting area. Doors lead off a central hall to two bedrooms, a side hall, shower room and utility. A turned staircase and galleried landing leads to a first floor double bedroom with plenty of eaves storage.

Adjoining the property on the northern elevation is an interesting two storey brick and stone barn which clearly has some historical interest. Most recently this has been used as a studio and is likely to have great appeal to those looking for extensive workshop/storage space.

The outside area is overgrown but with some creative landscaping could be transformed into a lovely garden with an array of brick outhouses which will no doubt be put to good use by the right buyer. There is plenty of room to create off street parking.

General Information

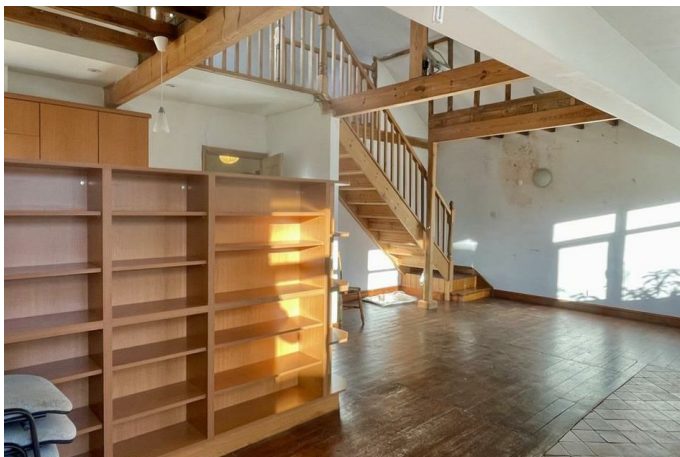
Services: Mains water, electricity and gas are connected. Connection to mains drains. Heating is via the gas central heating boiler in the utility room.

Council Tax: We are informed by North Yorkshire Council that this property falls in band C.

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 Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 or 472800

Location: Kirkbymoorside lies along the A170 Thirsk to Scarborough road and gives easy access to the other neighbouring towns of Helmsley, Pickering and to the east coast. The city of York can be reached in under an hour. Kirkbymoorside is a popular market town nestled at the foot of the North York Moors National Park offering a good range of shops, a Wednesday street market and plenty of amenities including junior school, doctors surgery, nice eateries and an 18 hole golf course.



Accommodation



Total area: approx. 165.2 sq. metres (1778.3 sq. feet)
11 Tinlev Garth, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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		
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