

ROUNTHWAITE & WOODHEAD

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



7, SLINGSBY GARTH, KIRKBYMOORSIDE, YO62 6JD

**A semi detached bungalow requiring complete refurbishment
occupying a good plot in a quiet cul-de-sac location**

Kitchen

Sitting Room

Inner Hall

2 Bedrooms

Bathroom

EPC Rating D

Plenty of Parking

Good Size Garden

No Onward Chain

PRICE GUIDE: £169,000

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

Slingsby Garth lies just off Ings Lane, a small quiet cul-de-sac of only 5 properties set around a block paved turning circle on this well established residential development built in the late 1980's. 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 like 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 reputable junior school together with a weekly street market on a Wednesday.

7 Slingsby Garth comprises a modest, semi detached bungalow requiring complete refurbishment. It occupies a lovely position within the cul-de-sac having plenty of parking on the drive to the side plus a large rear garden with a back drop of mature trees on it's furthest boundary. With all the makings of becoming a comfortable home, the property will no doubt appeal to those with good DIY abilities looking to get their teeth into a manageable project.

The bungalow is presently unoccupied and there is no onward chain.

General Information

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

Tenure: We are informed the property is Freehold and that vacant possession will be given on completion.

Council Tax: North Yorkshire Council - Band C.

EPC Rating: D

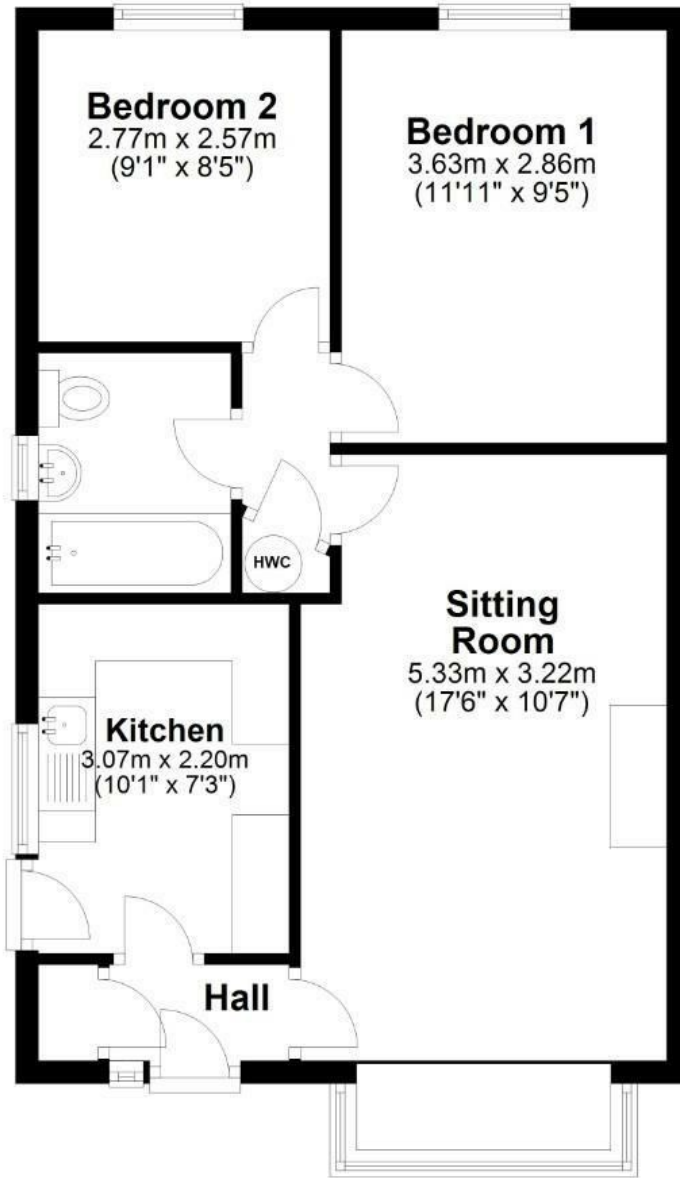
Viewing : Strictly by appointment with the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, YO62 6DA. Tel: 01751 430034 email: enquiries@rwestateagents.co.uk



Accommodation

Ground Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



Total area: approx. 50.9 sq. metres (548.2 sq. feet)

7 Slingsby 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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	



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