

# ROUNTHWAITE & WOODHEAD

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



**17 PLOUGHLANDS GROVE, KIRKBYMOORSIDE, YO62 6FL**  
**An appealing semi detached bungalow in "show home" condition**  
**just a short walk from all local amenities**

<b>Entrance Hall</b>	<b>Sitting Room</b>	<b>Kitchen/Diner</b>
<b>2 Double Bedrooms</b>	<b>Bathroom</b>	<b>Utility Room</b>
<b>Off Street Parking</b>	<b>Large Garden</b>	<b>EPC Rating: B</b>

**GUIDE PRICE £250,000**

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

[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)

## Description

Tucked away on this modern development lies this beautifully presented semi-detached bungalow offering stylish, low-maintenance living in a sought-after market town at the foot of the North York Moors National Park.

Built just four years ago, the property has been meticulously maintained and is offered in immaculate, move-in-ready condition.

A welcoming entrance hall sets the tone, leading through to a comfortable sitting room—perfect for relaxing or entertaining. The heart of the home is the light and airy kitchen/diner, thoughtfully designed with contemporary fittings and ample space for dining, while glazed doors provide a seamless connection to the garden, flooding the space with natural light.

There are two well-proportioned double bedrooms and the bathroom is finished to a high standard featuring both a bath and a separate shower, catering to all preferences.

Externally, the property continues to impress. A driveway to the side provides off-street parking for two vehicles, while the neatly lawned rear garden is attractively enclosed, is nice and level for easy maintenance and has a south westerly aspect.

This is a superb opportunity to acquire a modern, turnkey home in a desirable location, combining comfort, convenience, and contemporary living .....all under one roof!

## General Information

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

Council Tax: North Yorkshire Council - band C

EPC Rating: 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](mailto:enquiries@rwestateagents.co.uk)

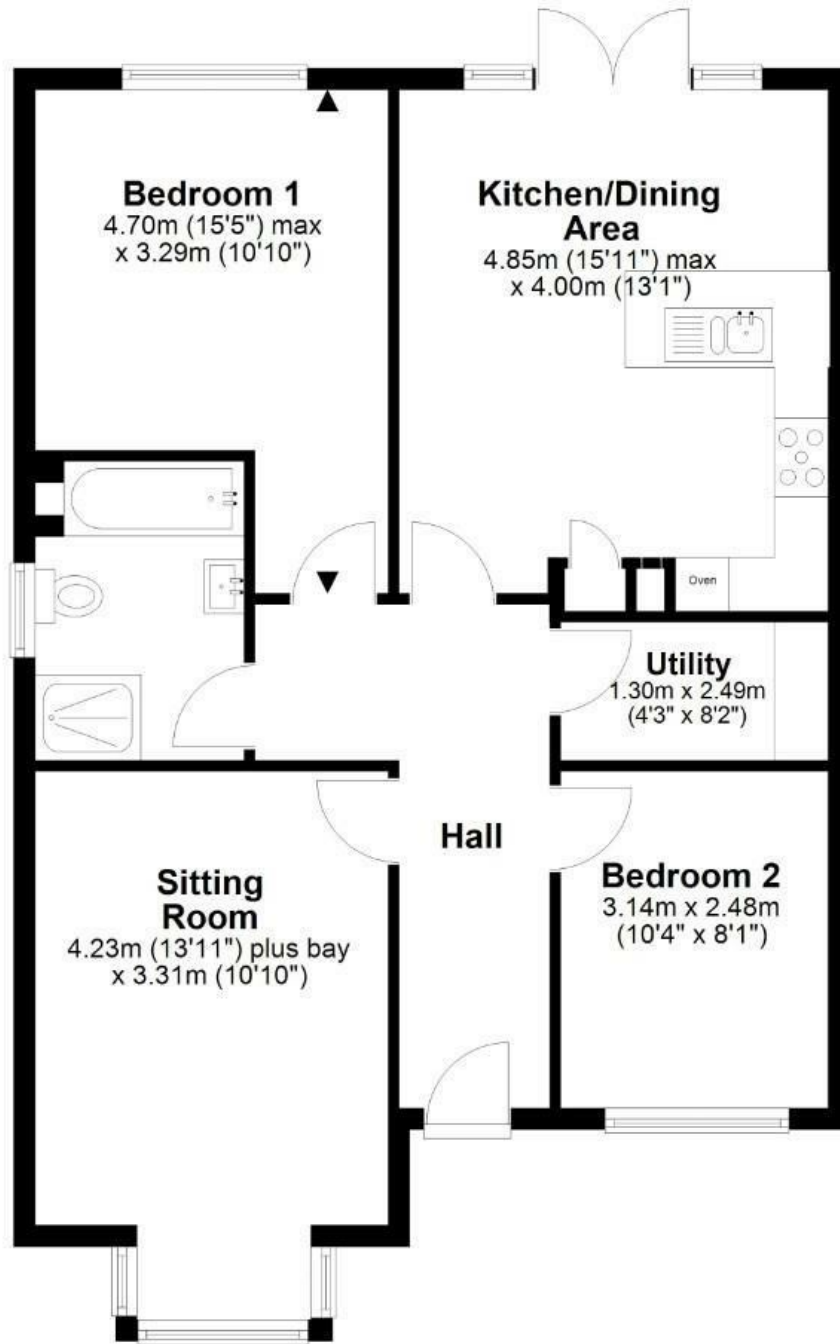
Location: Kirkbymoorside lies along the A170 Thirsk to Scarborough road giving easy access to the other neighbouring towns of Helmsley, Pickering and to the east coast. The city of York can be reached in under an hour. Kirkbymoorside is a popular market town offering a good range of shops, a Wednesday street market and plenty of amenities including junior school, doctors surgery, nice eateries and an 18 hole golf course. There are lots of good dog walks in and around the town and the North York Moors National Park is within a five minute car journey.



# Accommodation

## Ground Floor

Approx. 75.1 sq. metres (808.7 sq. feet)



Total area: approx. 75.1 sq. metres (808.7 sq. feet)

### 17 Ploughlands Grove, Kirkbymoorside

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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