

# ROUNTHWAITE & WOODHEAD

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



## 6 YEOMANS COURT, KIRKBYMOORSIDE, YO62 6EU

**A modern end terrace house within close proximity to all local amenities**

**Entrance Hall**

**Sitting Room**

**Kitchen**

**2 Bedrooms**

**Bathroom**

**EPC Rating: D**

**Enclosed Garden**

**Garden Shed**

**Parking Space**

**GUIDE PRICE £145,000**

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

This well-presented two-storey brick-built townhouse constructed in the 1990s, offers practical accommodation ideal for first-time buyers or investors alike.

The ground floor features a bright and sociable open-plan layout, combining kitchen, living, and dining area to create a modern, easy-flow space perfectly suited to everyday living.

On the first floor there are two bedrooms, including a principal double bedroom and a second, more compact room which would serve well as a nursery, home office, or dressing room, alongside a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing outdoor space with low-maintenance appeal. To the front, there is off-street parking for convenience.

Complete with uPVC double glazing and gas central heating, this is an excellent opportunity for those looking to step onto the property ladder or acquire a ready-made buy-to-let investment.

## 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 the property falls in band A

EPC Rating: D

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

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

Yeomans Court is located in Kirkbymoorside which is a local market town commonly labelled as the "Gateway to the moors". Kirkbymoorside has plenty to offer including an array of shops, doctors surgery, chemist, recreational facilities including squash courts and Padel along with a weekly market on a Wednesday. There is also a reputable primary school and the town is on a bus route through to the east Coast, passing through the neighbouring town of Pickering on route.



# Accommodation

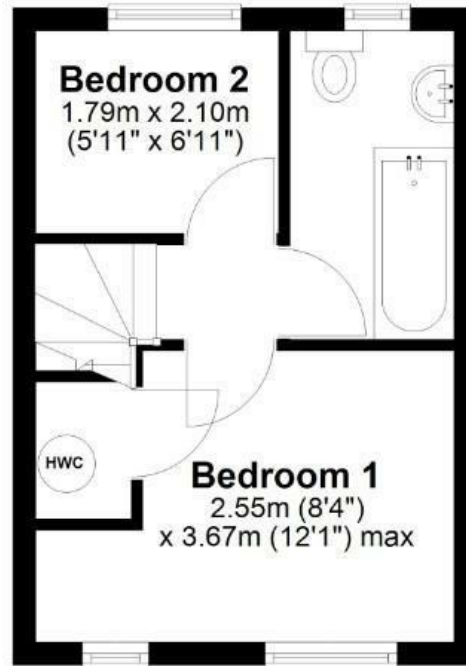
## Ground Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



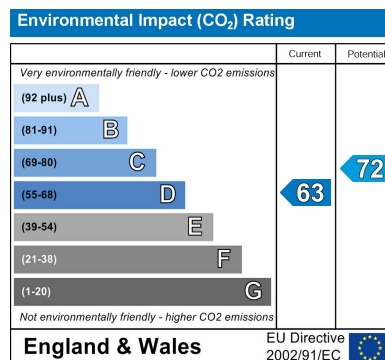
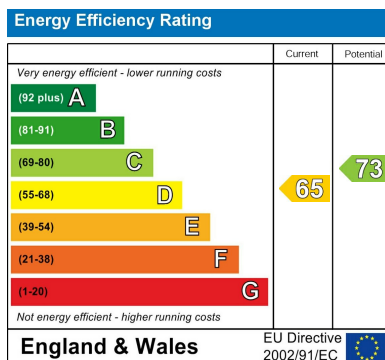
## First Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



Total area: approx. 39.2 sq. metres (421.5 sq. feet)

## 6 Yeomans Court, Kirkbymoorside





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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