

# ROUNTHWAITE & WOODHEAD

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



## 1 SUNNYSIDE, KIRKBYMOORSIDE, YO62 6BL

**A charming end terrace house occupying a large corner plot  
with stunning views across the market town**

**Entrance Hall**

**Kitchen**

**Sitting Room**

**Cloakroom**

**3 Bedrooms**

**Bathroom**

**Garden Room**

**Garage & Off Street Parking**

**South Facing Garden**

**uPVC Double Glazing**

**EPC Rating: C**

**Gas Central Heating**

**PRICE GUIDE: £225,000**

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

The small terrace of 1930's/40's style properties known as Sunnyside, lies just off Park Lane at the top of Castlegate only a short walk from the main Market Place in Kirkbymoorside.

No. 1 Sunnyside occupies a larger plot than its neighbours with a lovely garden to the south and west elevations.

On entering the house there is a downstairs cloakroom and door leading through to the kitchen which is of a good size with ample space to fit a small dining table. If desired, there is plenty of scope to remodel the kitchen in order to make best use of the space and house everyday essential appliances.

The light and bright south facing sitting room comes with an open fire although it has not been in use for a few years and from the bay window there is a terrific view down the garden, towards the town and to the hills in the distance. A small lean-to garden room provides a nice addition to the ground floor living space, with a door leading out to the garden.

There are 3 bedrooms on the first floor along with a shower room.

The lovely south facing cottage garden is full of plants, shrubs and small trees and includes what was once a productive vegetable garden to the side of the house, with raised beds. Setting itself apart from other houses on Sunnyside, No. 1 comes with a timber framed garage and an off street parking space.

## General Information

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

Council Tax: The property falls in band B.

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 appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

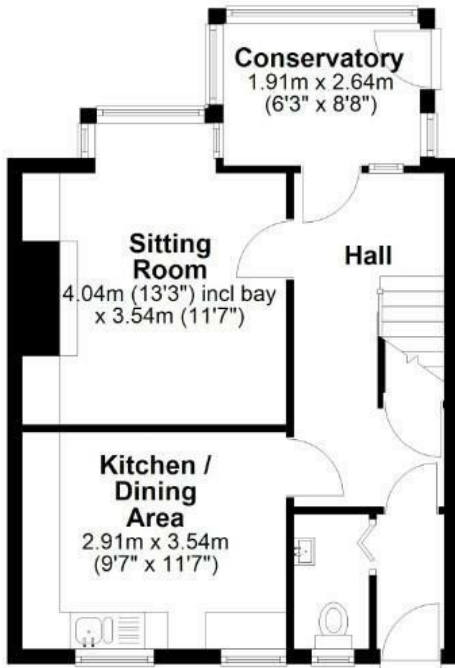
Known locally as 'The Gateway to the Moors', Kirkbymoorside is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to other neighbouring Market towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. The town has a very friendly, local feel with a range of essential shops including family butcher, a chemist with dispensary, Coop and Spar, plus a library, school, doctors surgery, various eateries, as well as a weekly street market on a Wednesday.



# Accommodation

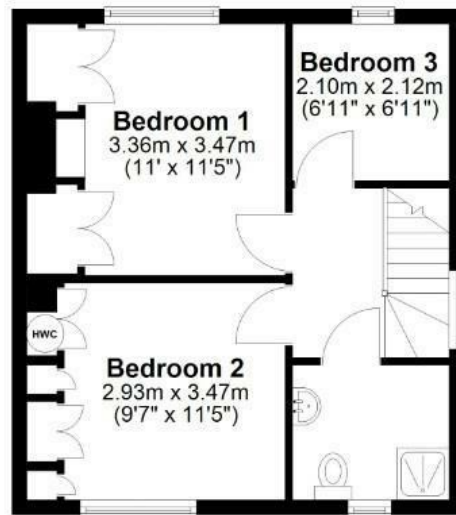
## Ground Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



Total area: approx. 78.7 sq. metres (846.9 sq. feet)

## 1 Sunnyside, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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