

ROUNTHWAITE & WOODHEAD

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



12 SPRINGFIELD LANE, KIRKBYMOORSIDE, YORK, YO62 6LU

**A semi-detached house that requires general refurbishment
located in a quiet residential area**

Entrance Hall

Sitting Room

Kitchen

Dining Room

3 Bedrooms

Bathroom

Electric Heating

Garage & Off Street Parking

EPC Rating: E

GUIDE PRICE £215,000

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

www.rounthwaite-woodhead.co.uk

Description

Situated in a sought-after and peaceful residential area on the edge of the popular market town of Kirkbymoorside, this semi-detached house offers a good opportunity for those looking for a property with scope for improvement and modernisation.

Built in 1968, the property has been occupied by the same owner from new and retains the layout and character of a well-established family home. The accommodation comprises an entrance hall, sitting room with fitted gas fire, separate dining room and kitchen, together with three bedrooms and a family bathroom.

Outside, there is a single garage and off-street parking. The property benefits from uPVC double glazing and electric heating.

Whilst the house has been well maintained and much loved over the years, the whole property would now benefit from general refurbishment and updating to bring it in line with modern standards. This presents an excellent opportunity for a purchaser to improve and personalise the property to their own taste.

An appealing feature is its location within a quiet and established neighbourhood, whilst being conveniently placed for the amenities of Kirkbymoorside and the surrounding North York Moors countryside.

General Information

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

Council Tax: We are informed by Ryedale District Council that this property falls in band C.

Tenure: We are advised by the Vendors that the property is freehold and 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. Telephone: 01751 430034

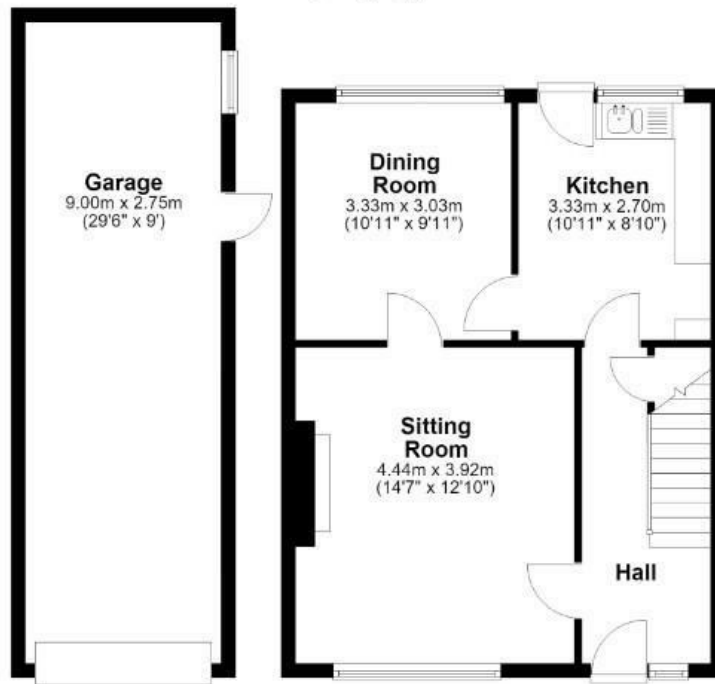
Kirkbymoorside, is known locally as 'The Gateway to the Moors' and is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday, a library, medical centre, family butcher, exceptional chemist with dispensary and a reputable junior school.



Accommodation

Ground Floor

Approx. 45.9 sq. metres (493.9 sq. feet)
(excluding Garage)



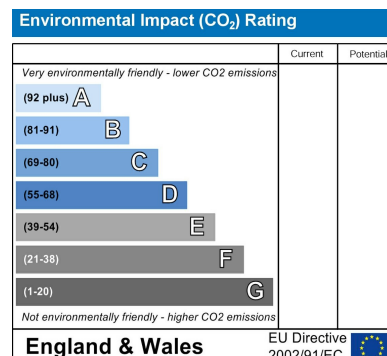
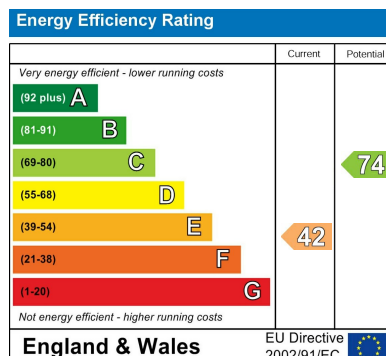
First Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



Total area: approx. 91.8 sq. metres (987.7 sq. feet)

12 Springfield Lane, Kirkbymoorside





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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