

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



STOCKTON HOUSE, 50 WEST END, KIRKBYMOORSIDE, YO62 6AF

A superbly presented period town house within a short stroll of the Market Place

Entrance Vestibule & Hall

Well Appointed Kitchen

2 Reception Rooms

Laundry/Utility Room

Ground Floor Shower Room

Cellar

5 Bedrooms

En Suite Shower Room

House Bathroom

Private Courtyard Style Garden

No Onward Chain

EPC Rating E

GUIDE PRICE £395,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Located along West End in Kirkbymoorside, only a short stroll from the town centre lies No. 50, known as Stockton House, a double fronted brick built town house built in 1910 with a stylish contemporary feel awash with traditional features. Every room has a good splash of colour and is spacious and airypokey simply doesn't apply to this property. Storage is plentiful with steps leading from the entrance hall down to a very useful cellar and on the top floor there is easy access into the eaves.

There are two lovely reception rooms at the front of the house both having that ever important open fire. The kitchen is fitted with granite worktops and 'extra height' locally made hand-crafted cupboards to make the best use of the space and the adjacent laundry room is also used for boots, coats and clothes airing space. A useful addition, put in by the current owners, is a ground floor shower room & loo.

The master bedroom has an en suite shower room along with a walk-in wardrobe. Coupled with a further 4 double bedrooms and a smart house bathroom this is the ideal house for a family or active retired persons with plenty of room for visitors and/or grandchildren. To the rear of the property there is a courtyard garden providing a very private, enclosed outdoor space with raised planters and room to arrange garden furniture.

The Vendors have already secured their next property so Stockton House is being offered for sale with no onward chain and can be purchased without delay.

General Information

Services: Mains gas, electricity and water are connected. Connection to mains drains. Gas fired central heating. A new central heating boiler was fitted in 2022.

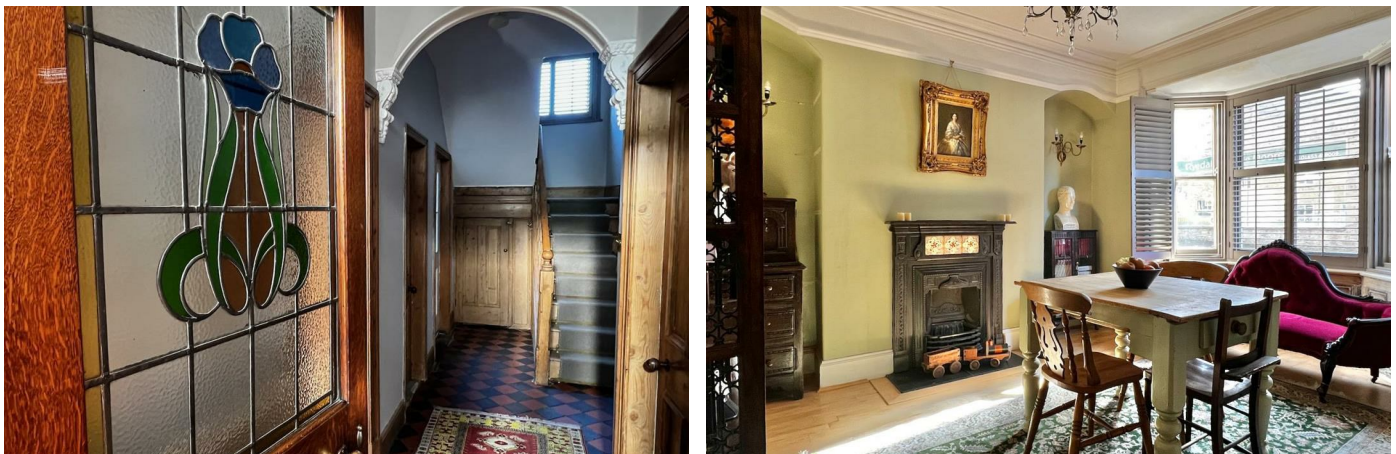
Council Tax: We are informed by Ryedale District Council that this property falls in band D.

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

Note: Outside ornaments and planters are excluded from the sale. The greenhouse may be available to purchase separately.

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26, Market Place, Kirkbymoorside. Telephone: 01751 430034/472800

Kirkbymoorside, known locally as 'The Gateway to the Moors' 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. There is a real sense of community in Kirkbymoorside and along with all the every day amenities there is a weekly street market on a Wednesday, a good deli, a chemist (that sells fine wines!), library, doctors surgery and 18 hole golf course.



Accommodation



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 52 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

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