

# ROUNTHWAITE & WOODHEAD

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



**3 SPRINGFIELD LANE, KIRKBYMOORSIDE, YO62 6LU**

**A superbly appointed, individual family home  
in an established part of the town convenient for all local amenities**

**Entrance Hall**

**Sitting Room**

**Kitchen/Dining/Living Space**

**Utility Room**

**Ground Floor Cloakroom**

**4 Bedrooms**

**En Suite Shower Room**

**Family Bathroom**

**Integral Garage**

**Plenty of Parking**

**Lovely Well Maintained Garden**

**EPC Rating D**

**£495,000**

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

3 Springfield Lane, is an attractive 1960s detached house of traditional brick construction beneath a pantile roof. The current owners have extensively upgraded both the interior and exterior, creating a beautifully presented and exceptionally well-appointed property.

The accommodation is thoughtfully arranged and flows seamlessly throughout. A welcoming entrance hall with contemporary oak flooring leads into the principal reception rooms. The spacious sitting room provides a comfortable space for relaxation, while the superb open-plan kitchen, living and dining area forms the heart of the home. Featuring a comprehensive range of integrated appliances, a central island ideal for breakfast, morning coffee or home working, and delightful views over the garden, this space is perfectly suited to modern family living and entertaining. Further ground-floor accommodation includes a separate utility room, cloakroom and a second sitting room, ideal for evening television or as a family room.

To the first floor are four generously proportioned bedrooms, each capable of accommodating a double bed if required. The principal bedroom benefits from fitted Hammonds furniture, including full-height wardrobes and drawers, together with a stylish en-suite shower room. The remaining bedrooms are served by a spacious family bathroom, recently refurbished to a high standard and featuring a freestanding bath and an impressive walk-in shower.

Externally, the property continues to impress. In addition to the garage, there is ample parking on the brick-set driveway. The beautifully maintained gardens to both the front and rear include well-kept lawns, established shrubberies, vegetable beds, a greenhouse and a timber-framed workshop shed complete with workbench and electricity supply.

In summary, a smart and versatile home of considerable appeal, occupying a desirable position within the town and offering high-quality accommodation suited to buyers of all ages.

## General Information

**Services:** Mains water, electricity and gas are connected. Gas fired central heating (new boiler in 2024). Connection to mains drains. Telephone connection subject to the usual British Telecom regulations.

**Council Tax:** North Yorkshire Council - band D.

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

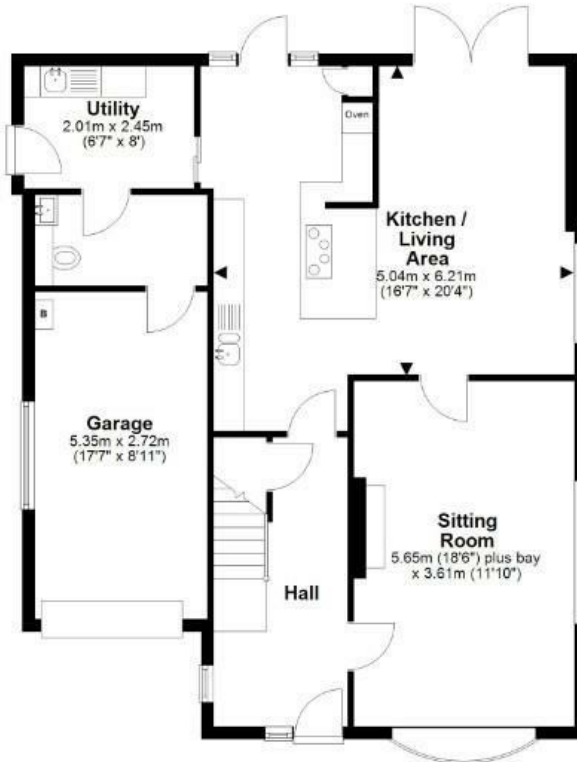
**Viewing Arrangements:** Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034



# Accommodation

## Ground Floor

Approx. 88.1 sq. metres (948.2 sq. feet)



## First Floor

Approx. 70.1 sq. metres (754.7 sq. feet)



Total area: approx. 158.2 sq. metres (1702.9 sq. feet)  
3 Springfield Lane, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
		66	77
<b>England &amp; Wales</b>	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			
<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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