

# ROUNTHWAITE & WOODHEAD

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



## 9 WILLOW RISE, KIRKBYMOORSIDE, YORK, YO62 6BZ

**A lovely detached bungalow with super views  
in a sought after residential part of the town**

<b>Entrance Hall</b>	<b>'L' Shaped Sitting Room/Diner</b>	<b>Conservatory</b>
<b>Kitchen</b>	<b>2 Double Bedrooms</b>	<b>Bathroom + Shower</b>
<b>Separate WC</b>	<b>Gas Central Heating</b>	<b>Double Glazing</b>
<b>Single Garage + Parking</b>	<b>Low Maintenance Garden</b>	<b>EPC Rating D</b>

**GUIDE PRICE £295,000**

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.routhwaite-woodhead.co.uk](http://www.routhwaite-woodhead.co.uk)

## Description

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 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, library, dentist, doctors surgery, bowling green, junior school and an 18 hole golf course.

Willow Rise lies just off West Pasture, an established development of detached bungalows all nicely spaced out alongside tidy greens and maturing trees located on the western side of Kirkbymoorside, popular with young families and retired persons alike.

No. 8 occupies a slightly elevated position with a southerly aspect from the sitting room, conservatory and kitchen, overlooking the garden. A spacious entrance and inner hallway leads to two double bedrooms, a nicely appointed bathroom (to include a shower cubicle as well as a bath) plus a separate wc. Windows are all double glazed and heating is via a gas combi boiler in the kitchen.

On the east and northern elevations the garden is laid to lawn and a gravelled path leads around the side of the bungalow, down some steps to a south facing gravelled garden specifically designed with low maintenance in mind and ideal for arranging garden furniture, planted containers etc. A single garage with additional parking on the drive in front is included within the sale.

## General Information

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

Council Tax: We are informed by North Yorkshire 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. There is no onward chain.

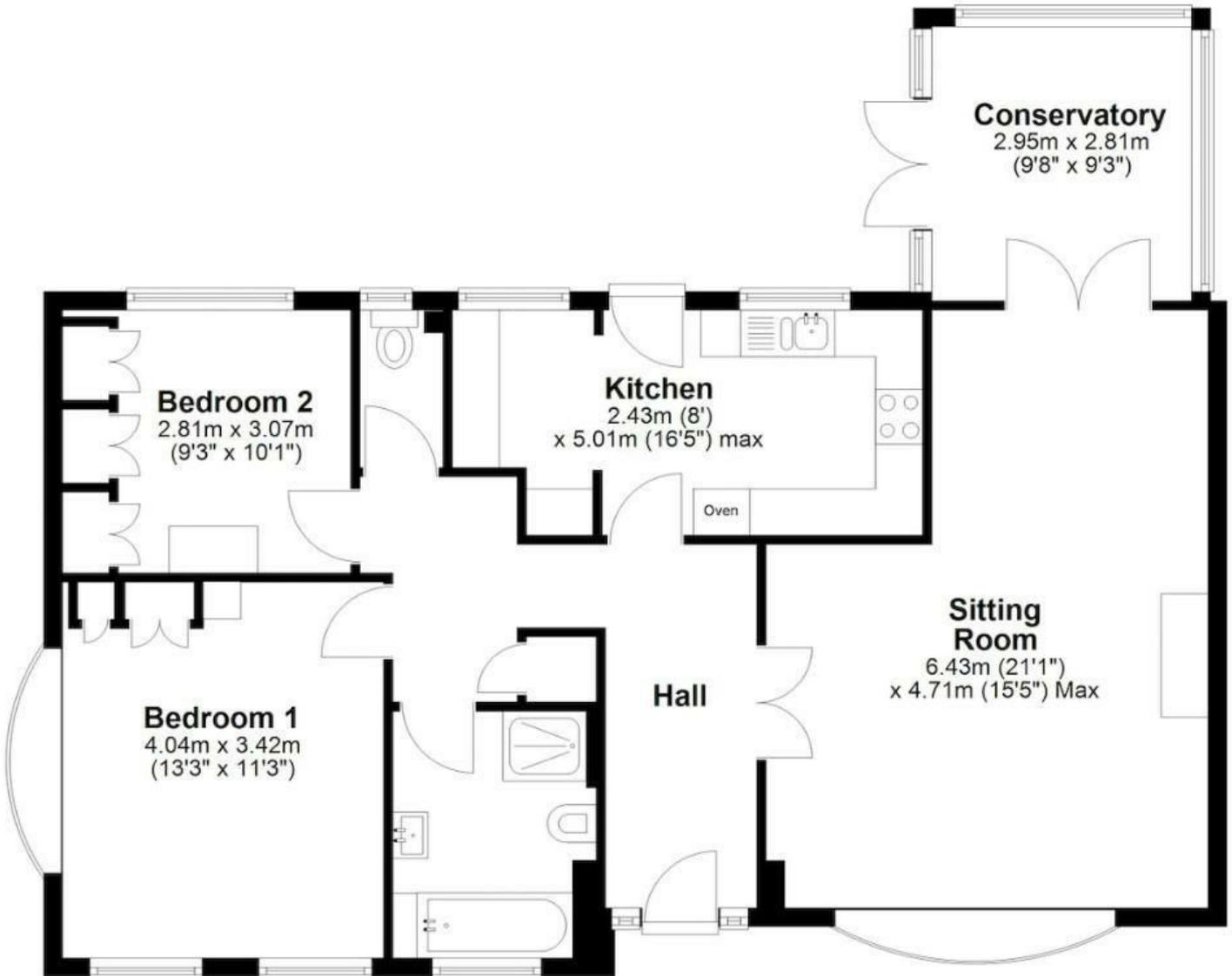
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034/472800



# Accommodation

## Ground Floor

Approx. 90.1 sq. metres (969.4 sq. feet)



Total area: approx. 90.1 sq. metres (969.4 sq. feet)

### 9 Willow Rise, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		60	
(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  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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