

ROUNTHWAITE & WOODHEAD

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



5 DUNA WAY, KIRKBYMOORSIDE, YORK, YO62 6LL

**An appealing semi-detached bungalow located in a quiet residential area
only a short walk from the town's amenities**

Kitchen

Sitting Room

2 Bedrooms

Bathroom

Rear Garden

Garage & Parking

uPVC Double Glazing

Gas Central Heating

EPC Rating: D

GUIDE PRICE £210,000

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

Tucked away within a peaceful cul-de-sac and conveniently situated just a short walk from the excellent range of amenities in the popular market town of Kirkbymoorside, this beautifully maintained two bedroom semi-detached bungalow is sure to appeal to a wide variety of buyers.

The property has been well cared for by the current owners and offers comfortable, well-presented accommodation throughout. A fully fitted kitchen is complemented by a welcoming sitting room, which enjoys a pleasant southerly aspect and plenty of natural light. An inner hallway provides access to two bedrooms and a smart, well-appointed bathroom.

The principal bedroom is a particular highlight, featuring a range of full-height fitted wardrobes along with glazed doors opening directly onto the rear garden.

Outside, the enclosed rear garden has been thoughtfully designed with ease of maintenance in mind. A central flower bed provides seasonal colour, while a choice of private seating areas creates plenty of opportunity to relax and enjoy the outdoors. An attractive octagonal double glazed garden room offers a wonderful additional space that can be enjoyed throughout the year.

To the side of the bungalow, a generous driveway provides ample off-street parking and leads to a single garage, ideal for further parking or useful storage. The lawned front garden further enhances the property's attractive kerb appeal.

General Information

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

Council Tax: North Yorkshire Council - Band C

EPC Rating: D

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

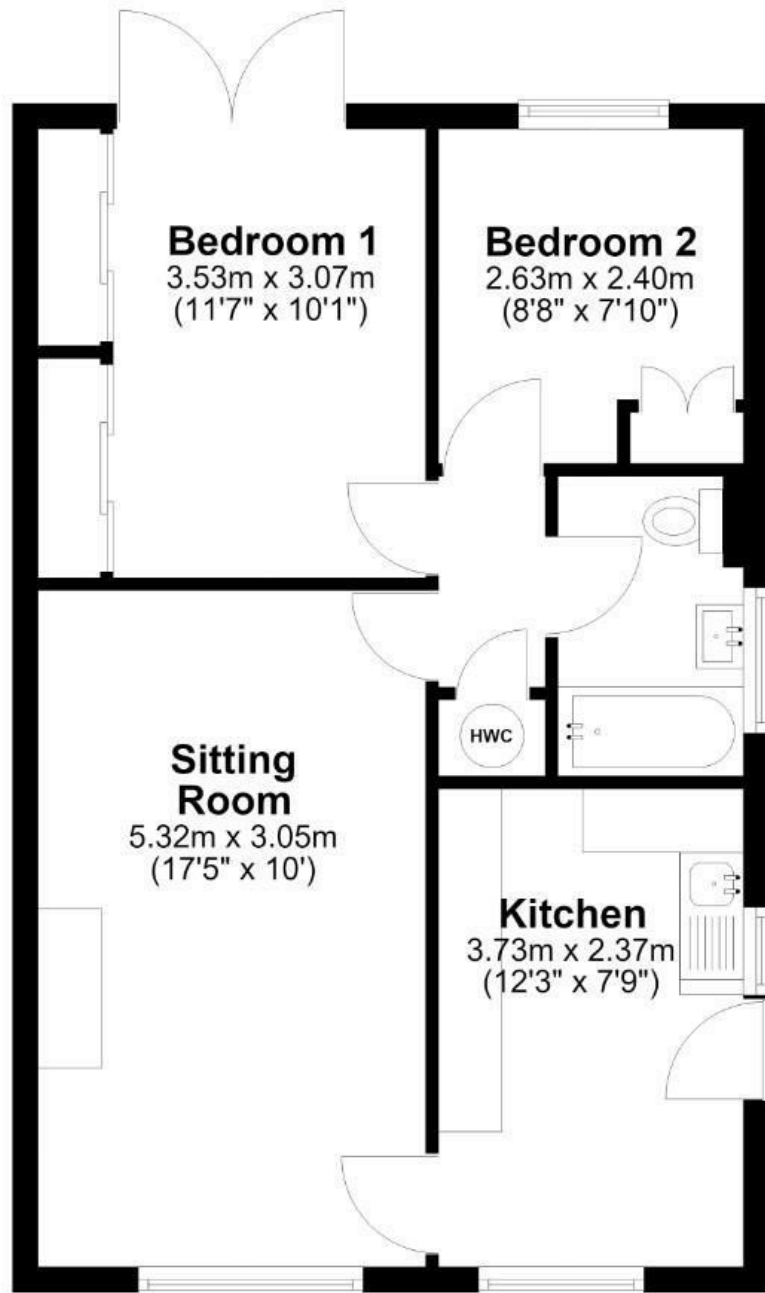
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034



Accommodation

Ground Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 49.7 sq. metres (534.7 sq. feet)

5 Duna Way, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
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.rounthwaitewoodhead.co.uk

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