

ROUNTHWAITE & WOODHEAD

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



SOUTHACRE, KIRKBY MILLS, KIRKBYMOORSIDE, YO62 6NR

A good size end terrace house in a nice position within the hamlet of Kirkby Mills with a sunny garden, large garage and an encouraging EPC Rating

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Kitchen

3 Bedrooms

En Suite Shower Room

Bathroom

EPC Rating C

Substantial Garage

Lovely Garden

No Onward Chain

GUIDE PRICE £275,000

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

Southacre is an attractive three bedroom end-terrace house, occupying a pleasant position within the small hamlet of Kirkby Mills, just outside the popular market town of Kirkbymoorside.

Much-loved by its owners for many years, the property offers well-proportioned accommodation arranged over two floors and represents an excellent opportunity for new owners to update and personalise a well-established home.

The ground floor comprises an entrance hall, cloakroom, comfortable sitting room, dining room with archway through to the kitchen. To the first floor are two double bedrooms (the main bedroom having an en suite shower room), a single bedroom which would make a good office and a bathroom. From the landing, loft ladders lead to a boarded loft space providing excellent additional storage. The kitchen and bathroom are both functional but dated, and would benefit from modernisation and upgrading, providing scope for the new owners to create rooms to their own taste. The property benefits from mains gas central heating, double glazing, cavity wall insulation installed in 2011 and an encouraging EPC Rating C.

Outside, the garden is a particular feature, extending to the rear and side and enjoying sunshine for much of the day. It is mainly lawned, with an established area of raspberry canes where there was previously a productive vegetable garden.

There is a sizeable garage for a vehicle and spacious working/storage area with an up-and-over door together with a side door into the garden. There is also a staircase to large boarded loft space.

The property was affected by flooding in December 2024, and new flood-resilience measures have been installed since. Prospective purchasers are advised to make their own enquiries regarding this and any associated matters.

General Information

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

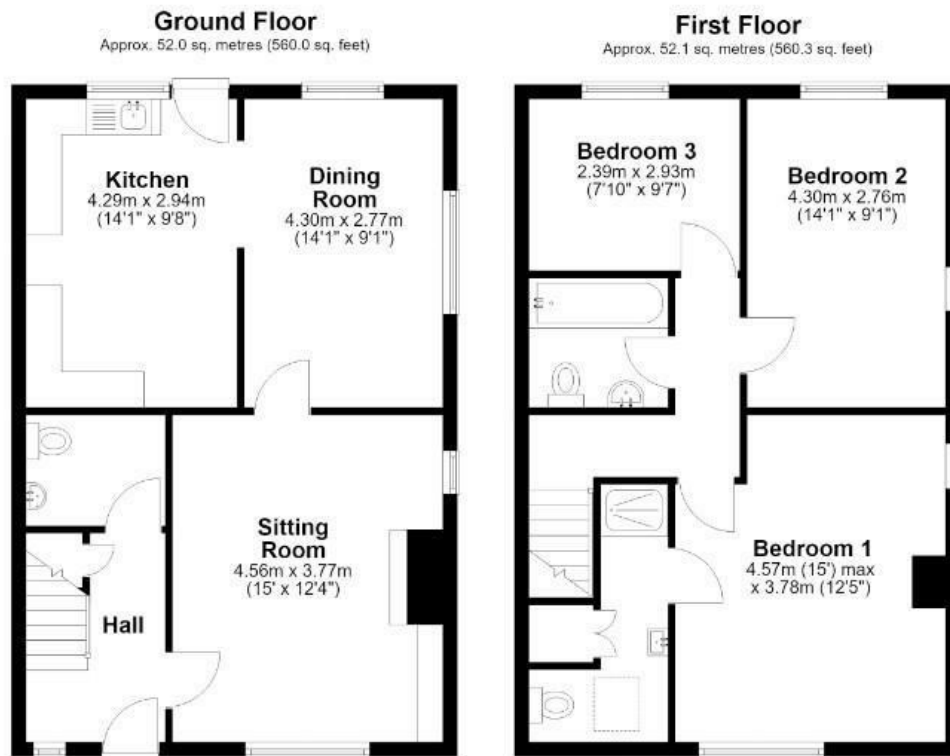
Council Tax: We are informed by North Yorkshire Council that this property falls in band C.

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.

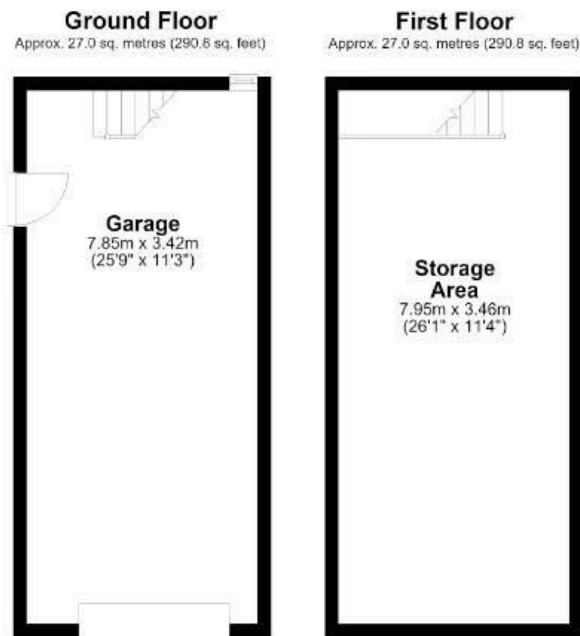
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, Market Place, 26 Market Place, Kirkbymoorside, YO62 6DA. Tel: 01751 430034



Accommodation



Total area: approx. 104.1 sq. metres (1120.4 sq. feet)
Southacre, Kirkbymoorside



Total area: approx. 54.0 sq. metres (581.6 sq. feet)
Garage, Southacre

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		
	76	81
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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