

ROUNTHWAITE & WOODHEAD

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



ARDOCH, WEST LUND LANE, KIRKBYMOORSIDE, YO62 6AJ

A substantial detached chalet-style bungalow with superb views

Entrance Hall

Utility Room

Kitchen/Diner

Sitting Room

Dining Room/Bedroom 3

Ground Floor Shower Room

2 Double Bedrooms

First Floor Shower Room

EPC Rating D

Garage + Parking

Sizeable Garden

No Onward Chain

GUIDE PRICE £450,000

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

Occupying a good-sized plot on the south-western outskirts of this popular and thriving market town, this substantial detached chalet-style bungalow offers surprisingly spacious and versatile accommodation together with wonderful, uninterrupted views across the surrounding farmland.

Built of traditional brick beneath a pitched tiled roof, the property has been a much-loved home for many years and, following the recent passing of its elderly owner, is now offered for sale with no onward chain. Whilst the property would benefit from some cosmetic updating and the gardens are in need of a little enthusiasm, this is an excellent opportunity to acquire a sizeable home in a particularly attractive setting.

The accommodation is arranged over two floors and includes a welcoming entrance hall with direct access to the integral garage, ground floor utility room, kitchen/diner, a lovely double-aspect sitting room enjoying the superb outlook, and a separate dining room. The latter, together with the adjoining shower room, offers considerable flexibility and could readily be adapted to create a ground floor bedroom suite, if required.

To the first floor are two good-sized double bedrooms, a second shower room and a large walk-in storage cupboard off the landing.

Outside, the property occupies an established plot with lawned gardens to three sides, bordered by mature trees and shrubs, together with a south-facing patio providing an ideal spot from which to enjoy the far-reaching rural views. The gardens are currently a little unkempt, but offer considerable potential and will undoubtedly keep an enthusiastic gardener occupied! A timber-framed garden shed is also included. The adjoining garage has a remote roller door and there is good parking on the gated drive in front of the property.

General Information

Services: Mains water, electricity and gas are connected. Gas fired central heating. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations.

Council Tax: North Yorkshire Council - band E.

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

Kirkbymoorside is a bustling market town situated at the foot of the North York Moors National Park, renowned for its strong local community and attractive surrounding countryside. The town provides a good range of everyday amenities, whilst the beautiful North Yorkshire Moors and numerous attractive villages are readily accessible.



Accommodation

Ground Floor

Approx. 117.2 sq. metres (1261.4 sq. feet)



First Floor

Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 172.3 sq. metres (1854.3 sq. feet)

Ardoch, 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		
	64	76
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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