

ROUNTHWAITE & WOODHEAD

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



3, RIVER VIEW KELDHOLME, KIRKBYMOORSIDE, YORK, YO62 6LY

**A stone built mid terrace cottage requiring refurbishment
situated in a pretty village setting**

Entrance

Sitting Room

Kitchen/Dining Area

2 Bathrooms

Conservatory

2 Double Bedrooms

Gas Central Heating

Off-Street Parking Space

EPC Rating: D

GUIDE PRICE £215,000

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

Situated in the quiet village of Keldholme, just outside the popular market town of Kirkbymoorside, this stone-built mid-terrace cottage offers an excellent opportunity for purchasers looking to modernise and create a home to suit their own tastes and requirements. The property benefits from uPVC double glazing and mains gas central heating, with convenient access to Kirkbymoorside and the main A170, providing links to the surrounding Ryedale towns and villages.

The accommodation begins with a small entrance hall leading into a south facing sitting room, with a pleasant outlook over the front garden. To the rear, the kitchen/dining area offers scope for improvement and is currently served by a bathroom located just off the kitchen. Whilst this arrangement has suited the present owner, there is potential to remove the bathroom and incorporate this space into a larger, more practical kitchen/dining area. A conservatory extends the ground floor accommodation and overlooks the rear garden. On the first floor are two bedrooms and a bathroom,

Outside, the rear garden is predominantly laid to lawn and includes a small timber garden shed. Rear access leads to allocated off-street parking space for two vehicles, a useful addition for a village property.

Offering plenty of potential for modernisation and the opportunity to reconfigure the ground floor layout, this cottage will appeal to first-time buyers, investors or those seeking a project in a pleasant village setting.

General Information

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

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

EPC Rating: Band D.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. No onward chain.

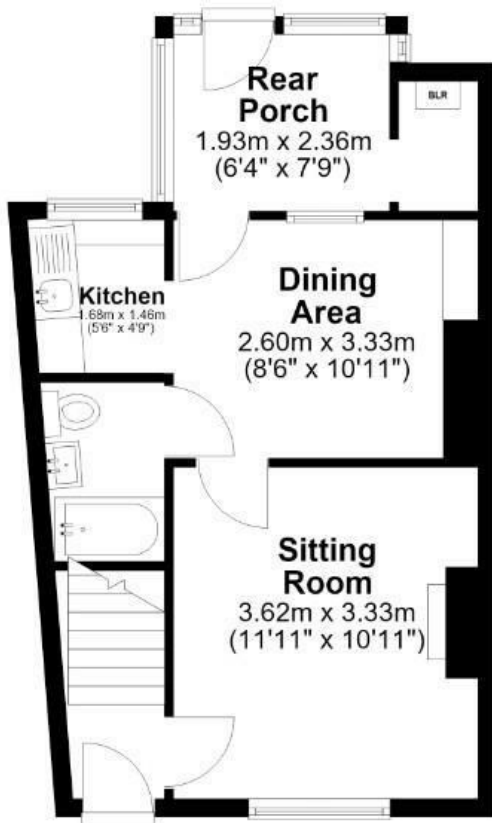
Viewing Arrangements: Strictly by prior appointment through the Agents: Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York. YO62 6DA. Tel: 01751 430034



Accommodation

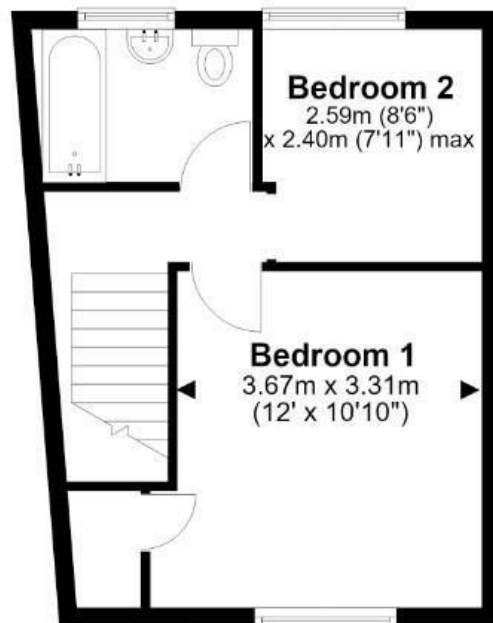
Ground Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



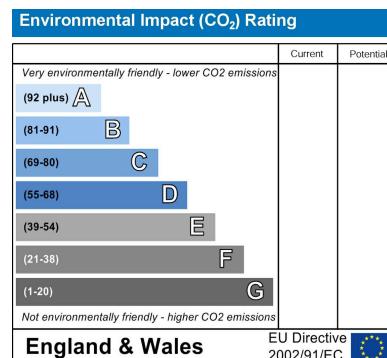
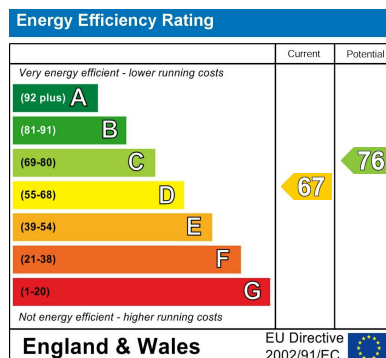
First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 65.5 sq. metres (704.6 sq. feet)

3 Riverview, Keldholme





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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