

ROUNTHWAITE & WOODHEAD

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



7 SHERBROOKE CLOSE, KIRKBYMOORSIDE, YO62 6LJ

A well presented house with off street parking situated in a quiet residential area

Entrance

Kitchen/Dining Area

Sitting Room/Bedroom 2

Double Bedroom

Bathroom

Lawned Garden & Shed

Gas Central Heating

Off Street Parking

EPC Rating: C

GUIDE PRICE £155,000

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

This attractive brick-built property offers well-presented and versatile accommodation and would make an ideal first home, a sound buy-to-let investment or an excellent option for those looking to downsize.

The accommodation currently comprises a welcoming entrance hall, a good-sized kitchen/dining area, double bedroom, bathroom and a comfortable sitting room, which forms part of a single-storey brick extension added to the property some years ago.

The extension provides an excellent degree of flexibility and, whilst recently used as a sitting room, could potentially be utilised as a second bedroom if required, subject of course to the purchaser's preferred use. This gives the property an added versatility which is not immediately apparent from its current one-bedroom layout.

The property benefits from gas central heating and uPVC double glazing. Outside, there are two off-street parking spaces together with lawned rear garden and garden shed.

With its manageable proportions, off-street parking, garden and flexible accommodation, this is an appealing property which should attract a variety of buyers, whether seeking a first home, an investment opportunity or a more manageable home for later life.

General Information

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

Council Tax: We are informed by Ryedale District Council that the property falls in band A.

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

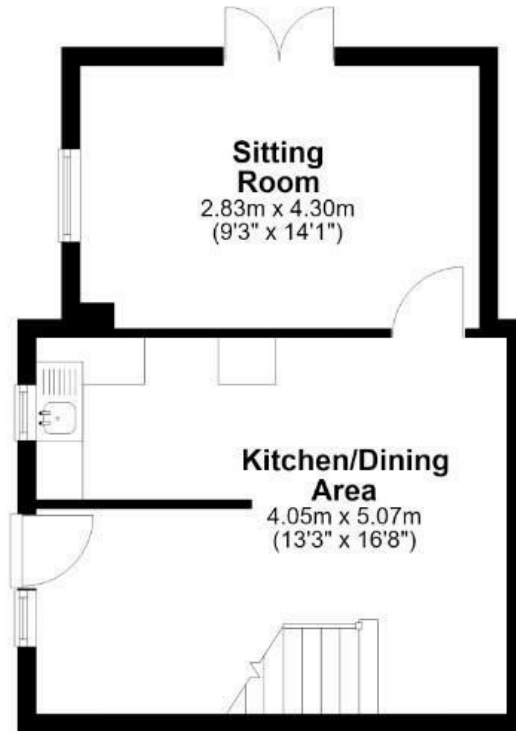
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034



Accommodation

Ground Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



First Floor

Approx. 20.5 sq. metres (221.0 sq. feet)



Total area: approx. 53.7 sq. metres (577.7 sq. feet)
7 Sherbrooke Close, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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