

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



HIGHDALES, 31 MANOR CLOSE, KIRKBYMOORSIDE, YO62 6EP

A detached bungalow enjoying peaceful, private gardens just a short walk from the town centre offered for sale with no onward chain

Entrance Hall	Sitting Room/Diner	Kitchen
Conservatory	2 Bedrooms + Dressing Room	Shower Room
Detached Garage	Gated Driveway	Mature Garden
uPVC Double Glazing	Garden Shed	EPC Rating: C

GUIDE PRICE £295,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Ideally situated just a two-minute walk from Kirkbymoorside's bustling high street, 31 Manor Close enjoys easy access to a wide range of everyday amenities, including independent shops, cafés, library, doctors surgery and other local services. The town's popular weekly market, held every Wednesday, adds to the vibrant community atmosphere and charm of this sought-after North Yorkshire market town.

This attractive brick-built detached bungalow occupies a slightly elevated plot with mature wrap-around gardens, providing a high degree of privacy in many areas and creating a wonderful setting in which to relax and enjoy the outdoors. A gated driveway provides ample off-road parking and leads to a detached garage.

The accommodation has been thoughtfully arranged to offer comfortable and versatile living. Originally designed as a three-bedroom home, the property has been reconfigured to provide 2 double bedrooms, with the 3rd bedroom now serving as a fully fitted dressing room complete with an extensive range of wardrobes, adjoining the principal bedroom. Should an additional bedroom be required, the space could easily be reinstated.

The welcoming triple-aspect sitting/dining room is a particular highlight, enjoying plenty of natural light and featuring an attractive fireplace with gas fire, creating a warm and inviting focal point. At the dining end, glazed doors open into a lovely conservatory which overlooks the rear garden and provides the perfect place to sit and enjoy the changing seasons. The kitchen, with integrated appliances, also has a good outlook over the garden.

An ideal purchase for those seeking an easy-to-manage retirement home or for buyers looking to downsize without compromising too much on space.

General Information

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

Council Tax: North Yorkshire Council - Band D.

EPC Rating: C

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

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



Accommodation

Ground Floor

Approx. 93.6 sq. metres (1007.9 sq. feet)



Total area: approx. 93.6 sq. metres (1007.9 sq. feet)

31 Manor Close, 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		
	69	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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.rounthwaite-woodhead.com

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