

ROUNTHWAITE & WOODHEAD

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



12 YEOMANS COURT, KIRKBYMOORSIDE, YORK, YO62 6EU

A well presented mid terrace house within a short stroll of the town centre

Entrance Hall

Sitting Room

Kitchen

2 Bedrooms

Bathroom

EPC Rating: D

Parking Space

Small Garden

Garden Shed

GUIDE PRICE £139,500

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

A well-presented two-storey brick-built townhouse constructed in the 1990s, offering practical and versatile accommodation ideal for first-time buyers or investors alike.

The ground floor features a bright and sociable open-plan layout, combining kitchen, living, and dining area to create a modern, easy-flow space perfectly suited to everyday living.

To the first floor are two bedrooms, including a principal double bedroom and a second, more compact room which would serve well as a nursery, home office, or dressing room, alongside a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space with low-maintenance appeal. To the front, there is off-street parking for convenience.

Complete with uPVC double glazing and gas central heating, this is an excellent opportunity for those looking to step onto the property ladder or acquire a ready-made buy-to-let investment.

General Information

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

Council Tax: We are informed by North Yorkshire Council that the property falls in band A

EPC Rating: D

Tenure: We are advised by the Vendor 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, YO62 6DA. Tel: 01751 430034

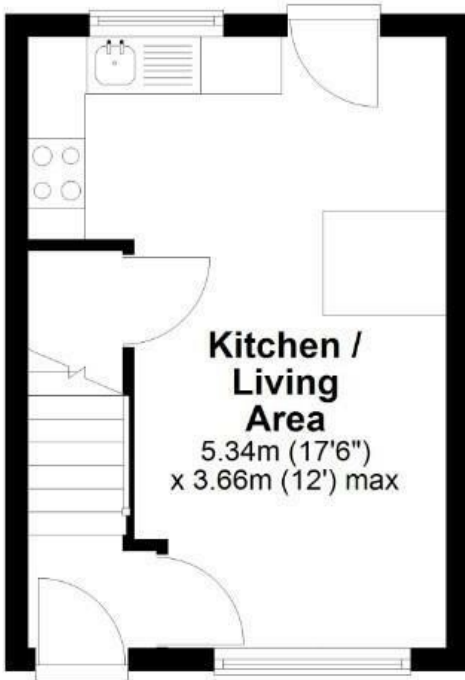
Kirkbymoorside is a popular market town situated at the foot of the North York Moors National Park. Situated along the A170 Thirsk to Scarborough road, there is quick and easy access to neighbouring market towns of Helmsley and Pickering, Scarborough on the east coast and Malton to the south where there are good road and rail links to the City of York. Within the town is a doctors surgery, library, deli, chemist, Spar and Co-op amongst other every day amenities.



Accommodation

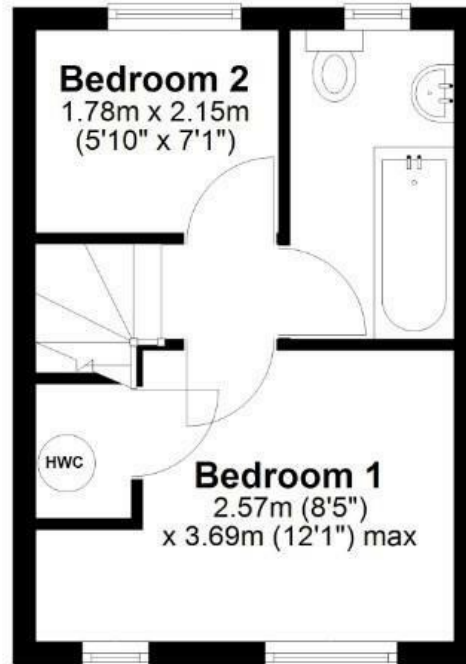
Ground Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



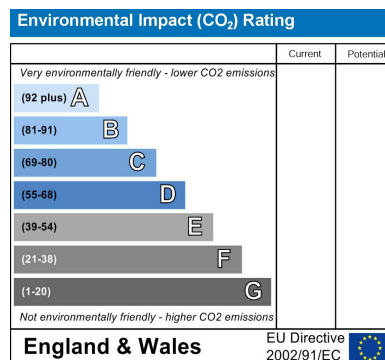
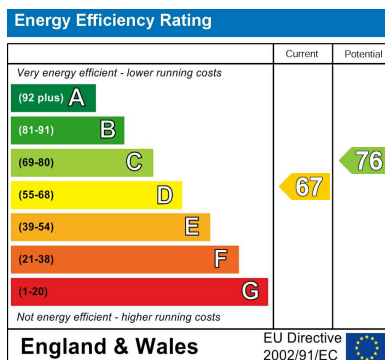
First Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



Total area: approx. 39.2 sq. metres (421.5 sq. feet)

12 Yeomans Court, Kirkbymoorside





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

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