

53 KELD HEAD ORCHARD KIRKBYMOORSIDE



A two bedroom, semi-detached property set within a well-established residential area, with a generous corner plot, south facing garden and private off-street parking.

Almost 600 square feet of accommodation:
Entrance vestibule – living room – breakfast kitchen
Two double bedrooms – bathroom
Gardens to the front, side and rear – Private off-street parking
NO ONWARD CHAIN

OIEO £170,000

53 Keld Head Orchard comprise a semi-detached, brick-built property which stands in a pleasant, elevated position at the head of a cul-de-sac and benefits from fine views across Keld Head Orchard towards the town.

In all the property provides 598 ft² of accommodation, which comprises the following: entrance vestibule, living room leading through to the breakfast kitchen. Upstairs are two double bedrooms and the bathroom. The property is fully double glazed, and the central heating is via gas fired.

Number 53 stands on the approach to the cul-de-sac and as such has a larger than average garden, with well-established grounds to the front, rear and side, including a good level of off-street parking on the private driveway.



Keld Head Orchard is a well-established residential area on the northern edge of the town. Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library and a variety of independent shops. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

uPVC front door. Half glazed timber inner door.

LIVING ROOM

4.80 m (15'9") x 3.60 m (11'10")

Casement window to the front. Radiator. Television point. Stairs to the First Floor. Fitted understairs storage cupboard. Laminate floor. Feature fireplace. Coving.



BREAKFAST KITCHEN

3.60 m (11'10") x 2.66 m (8'9")

Range of fitted base and wall units with granite effect worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven. Integrated four ring induction hob with extractor overhead. Cupboard housing the gas fired central heating boiler. Radiator. Washing machine point. Dishwasher point. Fuses overhead. Half glazed door to the rear. Window out to the rear.



FIRST FLOOR

Loft inspection hatch - the loft is part boarded for storage.

BEDROOM ONE

3.60 m (11'10") x 2.68 m (8'10")

Casement window to the rear. Radiator. Fitted wardrobes



BEDROOM TWO

3.60 m (11'10") x 2.62 m (8'7")

Casement window to the front. Radiator. Fitted wardrobes. Telephone point.



BATHROOM

2.68 m (8'10") x 1.40 m (4'7")

Corner bath with shower overhead and fully tiled surround. Low flush WC. Pedestal wash basin. Radiator. Casement window. Extractor fan. Recessed ceiling lights. Loft inspection hatch. Fitted cupboard housing the hot water cylinder.



OUTSIDE

53 Keld Head Orchard has grounds to three sides and includes a lawned garden to the rear and a raised-up area of hard paving, ideal for sitting out.



The private driveway comes in at the rear of the property where there is parking for a number of vehicles as well as a useful timber garden shed upon the driveway.

GENERAL INFORMATION

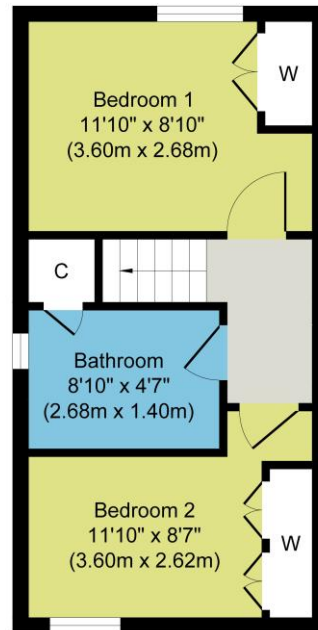
Services: Mains water drainage, gas and electricity.
Council Tax: Band B
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing: Strictly by appointment with the Agent's Pickering office.
Postcode: YO62 6EF
EPC: Current D/67. Potential B/89

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall-to-wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
305 sq. ft
(28.31 sq. m)



First Floor
Approximate Floor Area
293 sq. ft
(27.21 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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