

ROUNTHWAITE & WOODHEAD

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



5 HOWKELD CLOSE, KIRKBYMOORSIDE, YO62 6FN

A well presented semi detached house situated on the outskirts of Kirkbymoorside

Entrance Hall

Kitchen/Dining Area

Sitting Room

Utility

3 Bedrooms

Bathroom

uPVC Double Glazing

Gas Central Heating

EPC Rating: B

PRICE GUIDE: GUIDE PRICE £279,000

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 on the Manor Woods development on the outskirts of the popular market town of Kirkbymoorside, this attractive brick-built semi-detached home was constructed in 2022 and has been occupied by the current owners from new.

The well-presented accommodation is arranged over two floors and offers modern, practical living space ideal for a wide range of buyers.

On the ground floor, the property comprises a welcoming entrance hall and cloakroom, a comfortable sitting room and a particularly appealing open-plan kitchen and dining area. The kitchen is fitted with a range of modern units and benefits from a small utility area, while the dining space has been enhanced by the addition of large Velux windows, creating a bright, airy and spacious environment — perfect for both everyday family life and entertaining guests. There are three bedrooms on the first floor (two double, one single) and a well-appointed family bathroom.

With an EPC Rating of B, the property has uPVC double glazing throughout and mains gas central heating, providing a modern and efficient home ready for its next owners to enjoy.

Externally, the property has a good-sized, lawned rear garden which provides an attractive outdoor space for relaxing and entertaining. The garden also benefits from rear access to the driveway, comfortably providing off-street parking for two vehicles.

In summary, this is a modern and well-maintained home in a desirable setting, offering excellent versatility and appeal. Whether you are a first-time buyer looking to take your first step onto the property ladder, a young family seeking a practical modern home, or a retired professional looking for a manageable property with good outdoor space, this attractive home is sure to appeal.

General Information

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

Council Tax: The property falls in band C.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk

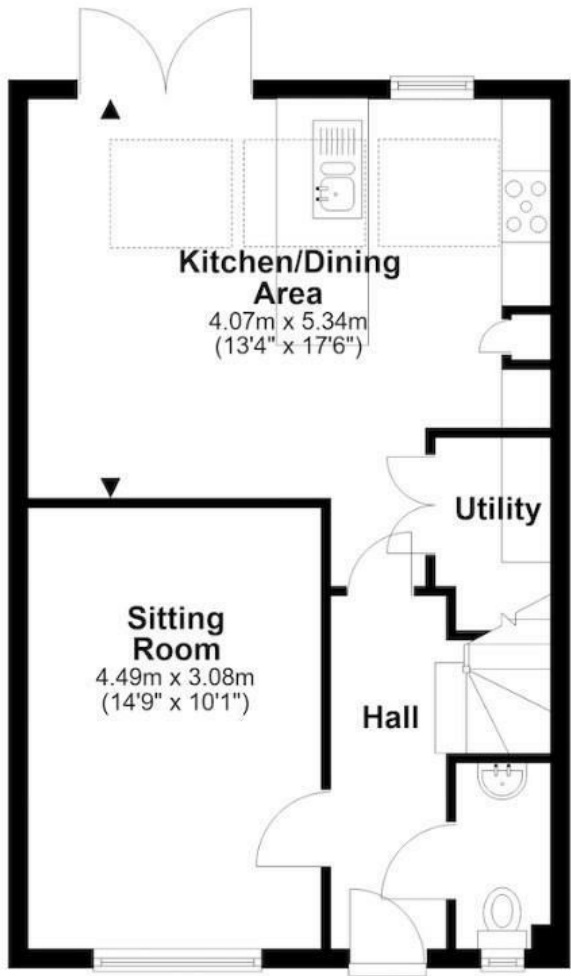
Manor Woods lies on the western periphery of Kirkbymoorside, a sought after market town situated at the foot of the North York Moors National Park. With a weekly market on a Wednesday, the town is well served with a good range of everyday shops, a library, a reputable junior school and is on bus route to other neighbouring towns.



Accommodation

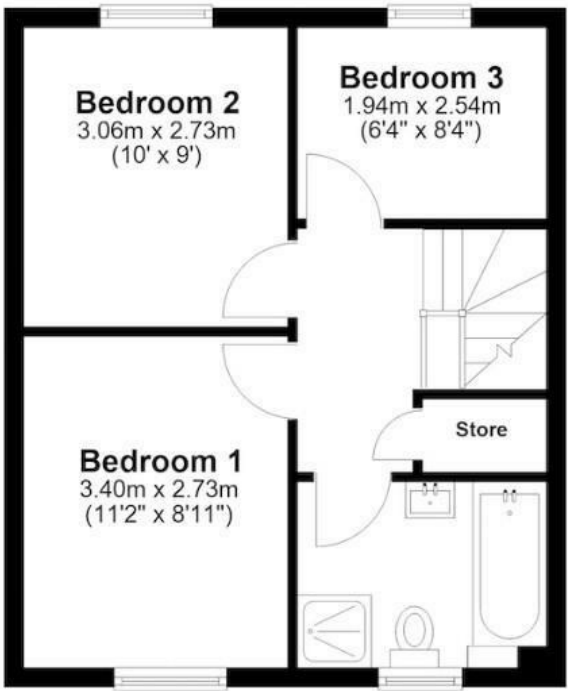
Ground Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 sq. feet)
5 Howkeld Close, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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
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