

ROUNTHWAITE & WOODHEAD

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



4 KELD HEAD ORCHARD, KIRKBYMOORSIDE, YO62 6EF

A semi detached bungalow with a modern interior in a popular location

Entrance

Stylish Kitchen

Sitting Room

2 Bedrooms

Bathroom

Conservatory

Outside Store/Workshop

Parking

Lawned Garden & Patio

Gas Central Heating

uPVC Double Glazing

EPC Rating C

GUIDE PRICE £180,000

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

Kirkbymoorside is an attractive market town, described as the 'Gateway to the Moors' offering a good range of local amenities including family butcher, grocer, chemist, doctors' surgery and a weekly market on Wednesday. The neighbouring market towns of Pickering, Helmsley and Malton are within comfortable travelling distance and provide similar facilities. York can be reached in just under an hour. Keld Head Orchard is a mature development of mixed properties, popular with young families, retired persons and investors alike. The development lies on the north western side of Kirkbymoorside, a pleasant stroll from the Market Place.

4 Keld Head Orchard comprises a smartly presented semi detached bungalow on a slightly elevated site with good views from the sitting room over neighbouring roof tops. It has a stylish kitchen with integrated fridge/freezer, dishwasher, gas hob and electric oven. There are two bedrooms plus a small conservatory that leads off the second bedroom. The bungalow comes with uPVC double glazed windows and doors and gas central heating.

Outside, what used to be the garage is now a useful workshop/store room which could have a variety of uses and there is plenty of parking on the drive in front. The garden is predominantly lawned with established borders, all neatly contained within fenced boundaries.

In summary, a versatile property ideal for retirement, a first time purchase or 'buy to let'.

General Information

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

Council Tax: We are informed the property is in band B

EPC Rating: C

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

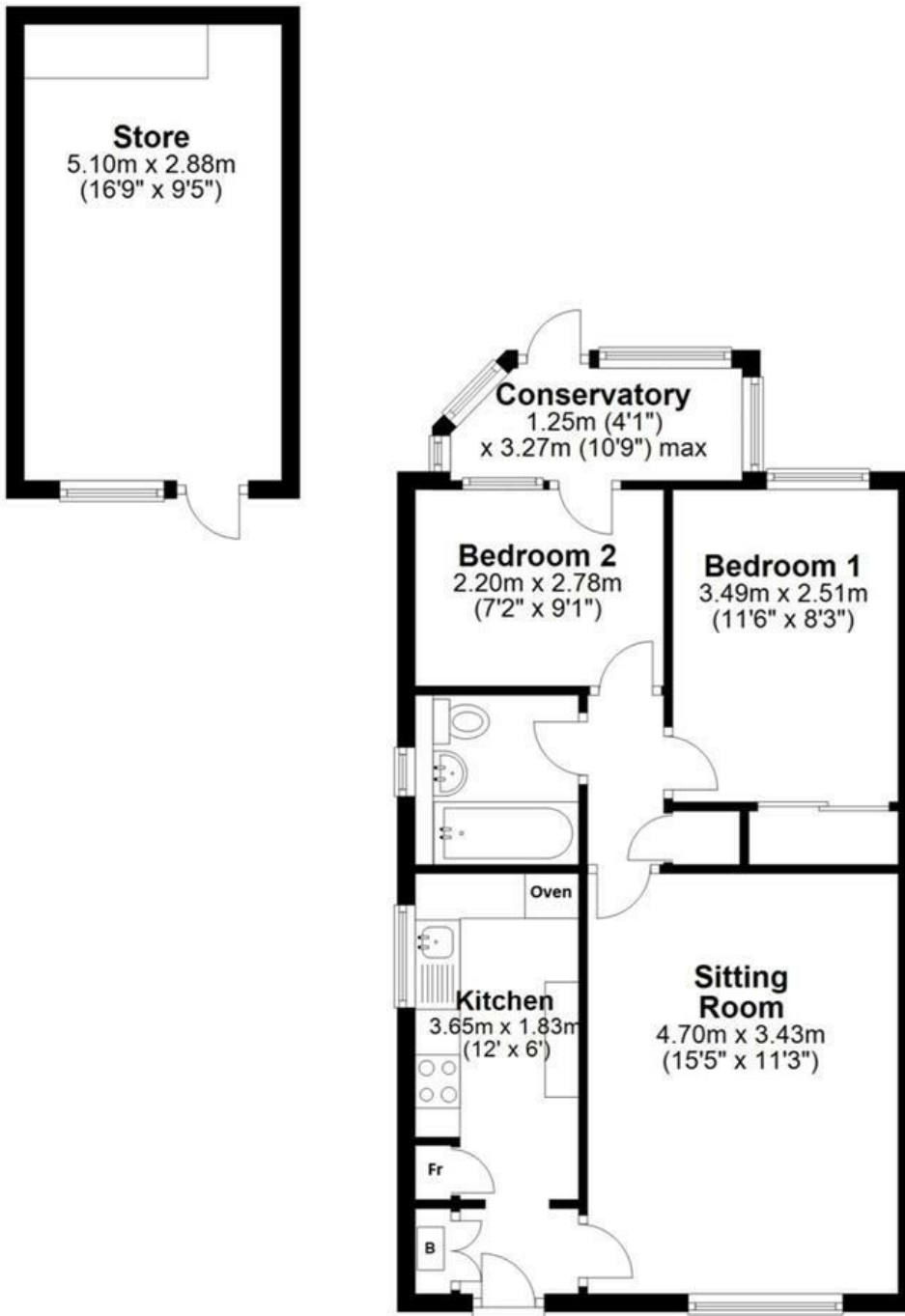
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034



Accommodation

Ground Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 52.6 sq. metres (566.4 sq. feet)

4 Keld Head Orchard, 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			
		75	85
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			
		74	87
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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