Rounthwaite R&W Woodhead

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









3 WILLOW RISE, KIRKBYMOORSIDE, YORK, YO62 6BZ

A detached bungalow requiring general modernisation
located in the sought after market town of Kirkbymoorside

Entrance Hall	**Sitting Room/Diner**	**Kitchen**
Bathroom	**3 Bedrooms**	**Separate W/C**
Single Garage + Parking	**Gas Central Heating**	**EPC Rating D**

GUIDE PRICE £265,000

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

An attractive detached bungalow, built in the late 1970s and offering generously proportioned accommodation, together with excellent scope for improvement and modernisation. Having been in the same ownership since new, the property has been well established as a family home and now presents an exciting opportunity for a new owner to update and personalise to their own taste and style.

The accommodation briefly comprises an entrance hall, a spacious L-shaped sitting room with deep bow window, a kitchen with access to the rear garden, three bedrooms (two doubles and one single), a bathroom and separate WC. The property has uPVC double glazing and mains gas central heating.

Outside, the bungalow enjoys a particularly good-sized south west-facing garden, ideal for making the most of the afternoon and evening sunshine. There is also a single garage, which has recently had the benefit of a new roof, together with ample off-street parking for several vehicles.

General Information

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

Council Tax: We are informed by North Yorkshire Council that this property falls in band D.

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

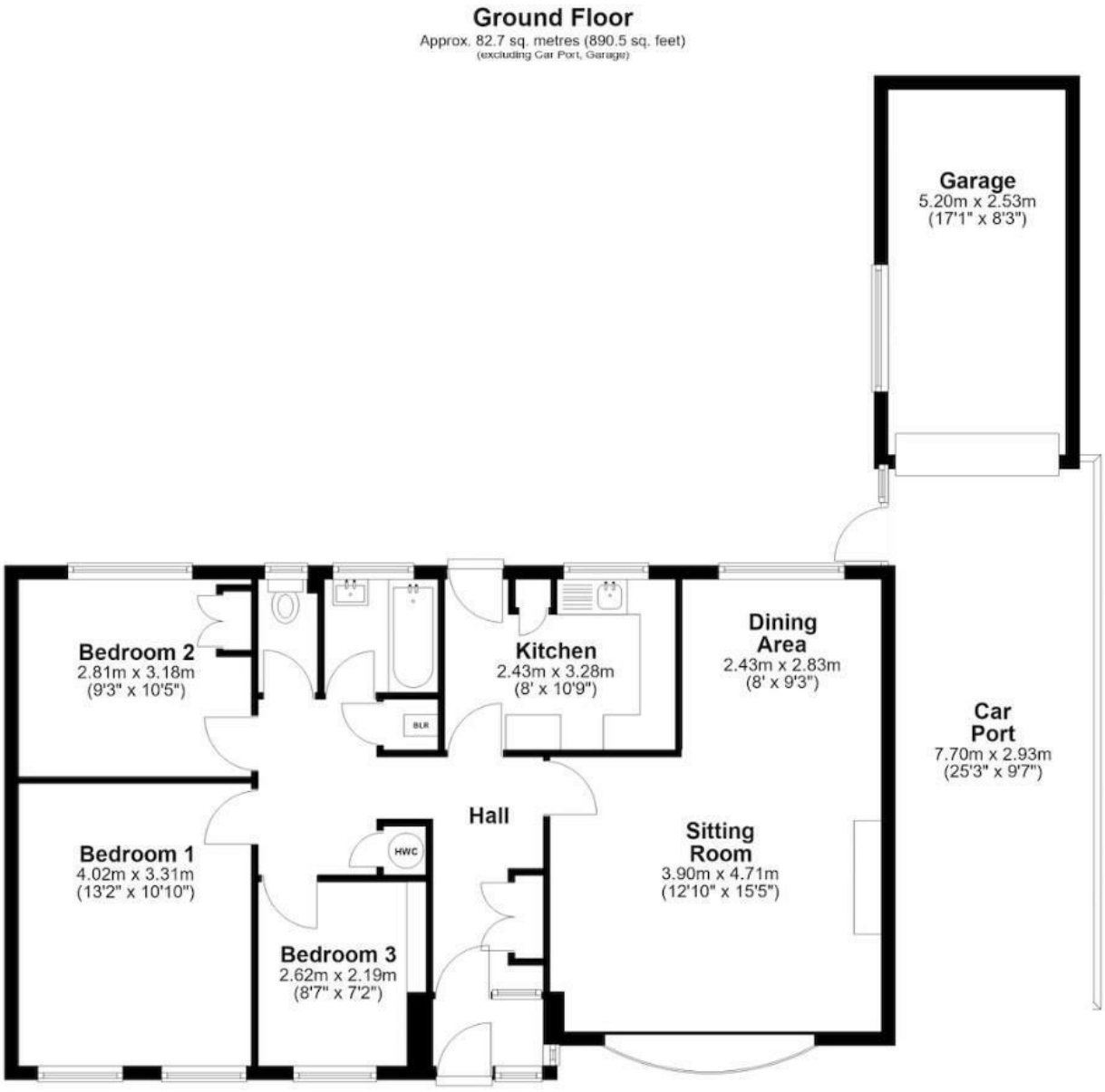
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034/472800

Kirkbymoorside, is known locally as ‘The Gateway to the Moors’ and is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday, a library, medical centre, family butcher, exceptional chemist with dispensary and a reputable junior school.



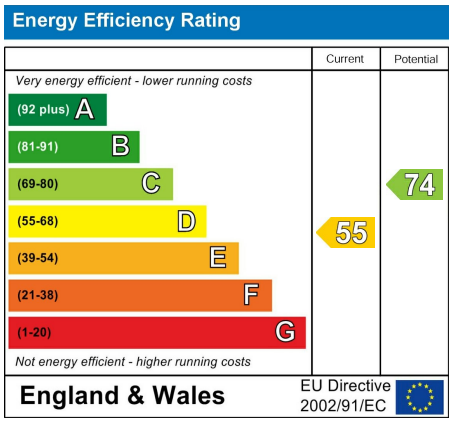


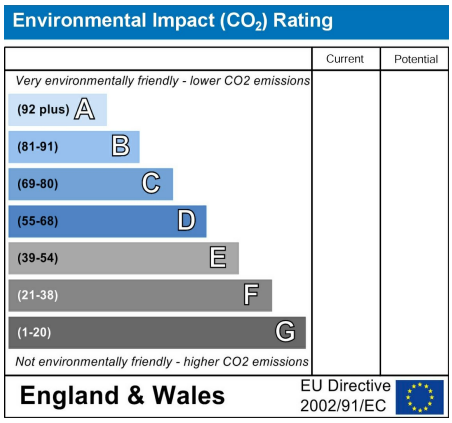
Accommodation



Total area: approx. 82.7 sq. metres (890.5 sq. feet)

3 Willow Rise, Kirkbymoorside












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