

# ROUNTHWAITE & WOODHEAD

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



**23 PLOUGHLANDS GROVE, KIRKBYMOORSIDE, YO62 6FL**  
**An immaculate detached bungalow located in a quiet residential area**

<b>Entrance Hall</b>	<b>Sitting Room</b>	<b>Kitchen/Living/Dining Area</b>
<b>Bathroom</b>	<b>3 Bedrooms</b>	<b>Master En Suite Shower Room</b>
<b>Off Street Parking</b>	<b>Summerhouse/Shed</b>	<b>Front &amp; Rear Garden</b>
<b>uPVC Double Glazing</b>	<b>Gas Central Heating</b>	<b>EPC Rating: B</b>

**GUIDE PRICE £295,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)

## Description

An immaculately presented, detached bungalow situated on the newly completed Manor Woods development proving popular with young families and retired persons alike. 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.

No 23 Ploughlands Grove was constructed just four years ago and offers modern, low maintenance living in a desirable part of the development. Presented in show-home condition throughout, the bungalow has been meticulously cared for and is ready for early occupation, offered to the market with no onward chain.

The accommodation is thoughtfully laid out, combining contemporary style with practical comfort, the main hub of the house being the kitchen/dining/living space with doors opening out to well kept enclosed rear garden. The kitchen area is well appointed with integrated appliances and the cosy sitting room is a lovely room to retreat to at the end of a day. The master bedroom comes with full height fitted wardrobes and an en suite shower room and there are two further bedrooms and bathroom off the hall.

Externally there is ample off-street parking on the drive to the side and the level garden enjoys a sunny, south westerly aspect. Included in the garden is a substantial summer house that doubles up as a tool shed/storage.

## General Information

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

Council Tax: The property falls in band D

EPC Rating: B

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

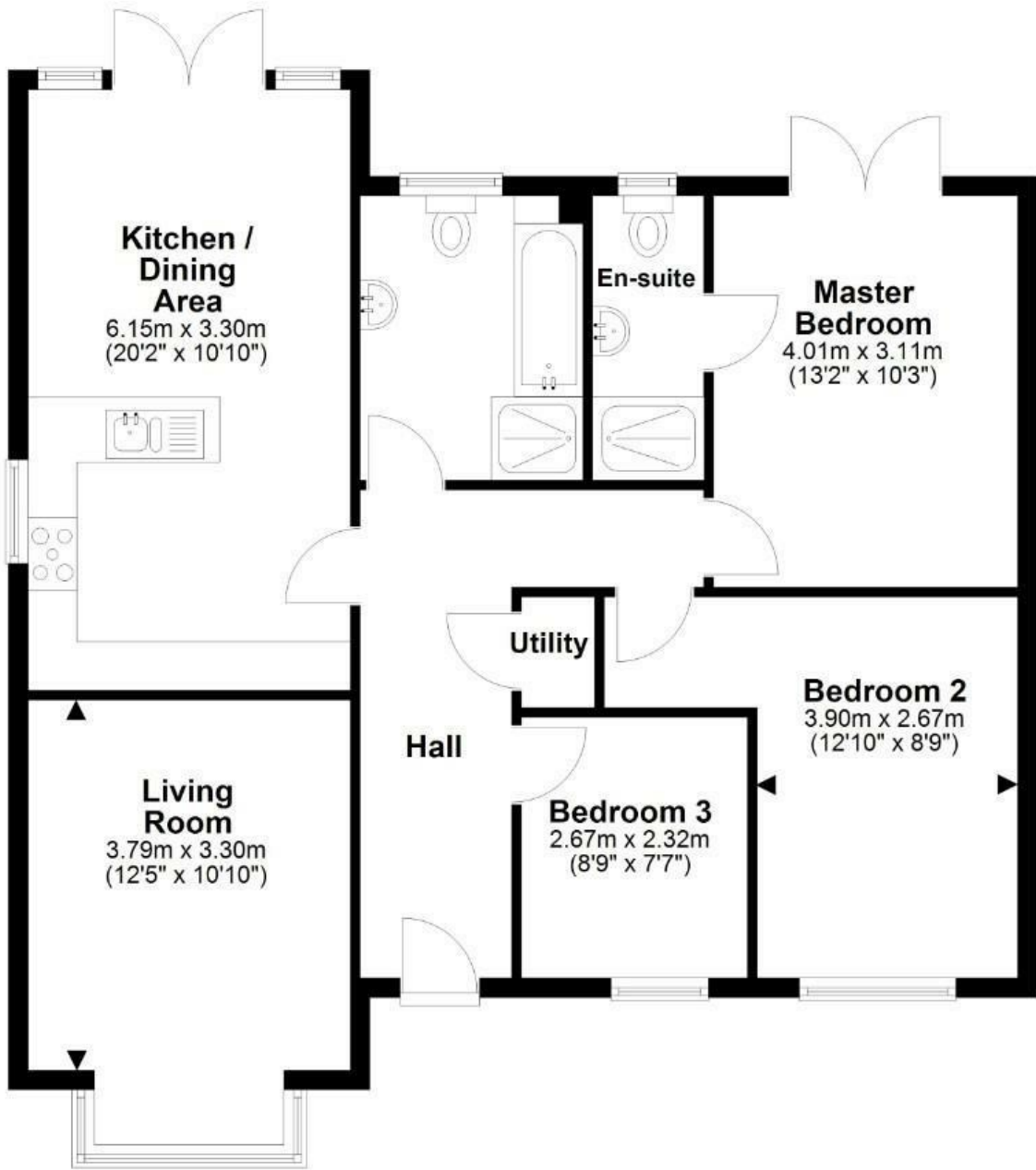
Viewing Arrangements: Strictly by appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)



# Accommodation

## Ground Floor

Approx. 88.6 sq. metres (953.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.5 sq. feet)

### 23 Ploughlands Grove, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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