

# ROUNTHWAITE & WOODHEAD

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



**5, KELD HEAD ORCHARD, KIRKBYMOORSIDE, YORK, YO62 6EF**

**A semi detached bungalow located in a quiet residential area**

**Entrance Hall**

**Kitchen**

**Sitting Room**

**Bathroom**

**2 Bedrooms**

**Garage & Parking**

**uPVC Double Glazing**

**Gas Central Heating**

**EPC Rating: D**

**£180,000**

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

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. Keld Head Orchard is a mature development of mixed properties situated on the north western side of Kirkbymoorside.

No. 5 Keld Head Orchard occupies a nice position within the development on a corner plot with both a single garage and a parking space in front.

The interior offers neat and tidy living accommodation with a fitted kitchen, comfortable sitting room with a westerly aspect, bathroom and two bedrooms one of which has a glazed door opening to the rear garden. Heating is via a gas central heating boiler in the entrance hall and windows are all double glazed.

In front of the bungalow is an open plan lawned garden with a footpath leading around the side of the property to the rear garden where there is further lawn, private patio area and room for a shed, recycling bins etc. From the garden a side entrance door leads into the garage.

## General Information

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

Council Tax: The property falls in band 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)

Price Guide: £180,000 to include all fitted carpets.

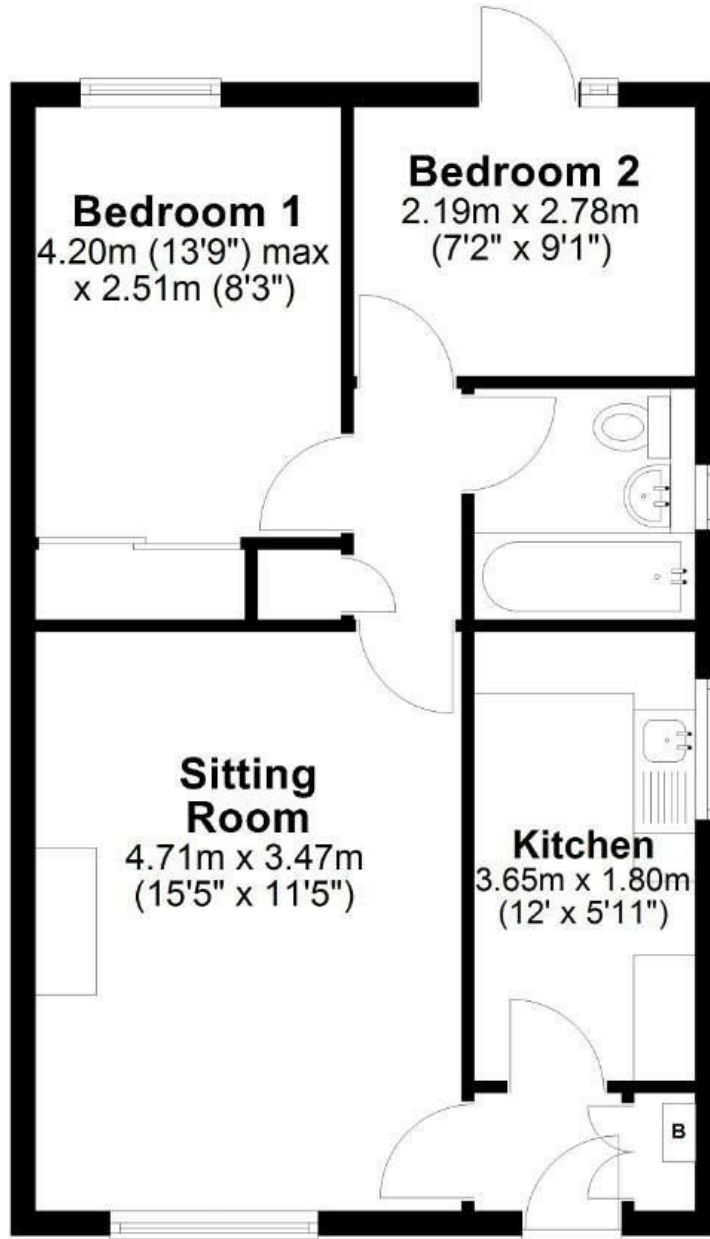
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# Accommodation

## Ground Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



Total area: approx. 48.2 sq. metres (519.2 sq. feet)

## 5 Keld Head Orchard, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		67	76
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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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