

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



36 INGS LANE, KIRKBYMOORSIDE, YO62 6DN

**An end terrace property just a short walk to the town's amenities
with the advantage of having gardens, a garage and parking**

Front Porch

Entrance

Kitchen

Cloakroom

Living Room

Snug

Three Bedrooms

House Bathroom

Gas Central Heating

uPVC Double Glazing

Garden to three sides

Timber Framed Outbuildings

Garage

Residents Parking

EPC Rating C

PRICE GUIDE: £215,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Kirkbymoorside is a popular market town situated at the foot of the North York Moors National Park. It lies along the A170 Thirsk to Scarborough road providing quick and easy access to the neighbouring market towns of Helmsley and Pickering, Scarborough on the east coast and Malton to the south where there are good road and rail links to the City of York. Within the town is a doctors surgery, library, chemist, Spar and Co-op amongst other every day amenities and also an 18 hole golf course.

Ings Lane is located to the South of the town and is but a five minute walk to the shops. No.36 is an end terrace of three with an Easterly aspect. It has been extended over the time that the current owner has had the property to offer an extra reception room and an extra bedroom/hobby room above. The accommodation comprises a fitted kitchen to the front of the house, a down stairs cloakroom and a good sized living room with patio doors that open into the rear garden. From the living room a door opens into the extension which has been used as a snug; having a log burning stove. A closed staircase rises from the living room to two double bedrooms with a wet room located in-between them. The bedroom to the rear of the house, mirroring the room below has a doorway that opens into another room that could be used as another bedroom or as with the current owner a useful hobby room and study. The gardens enclose the whole property and are mostly down to low maintenance gravel, however there is an area of cultivated soil where vegetables have been grown. The garden also houses a useful timber framed workshop, a green house and a covered veranda.

General Information

Services: Mains gas, electricity and water are connected. Connection to mains drains. Gas central heating. uPVC Double glazing. Telephone connection subject to the usual British Telecom Regulations.

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

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

Directions: Travelling into Kirkbymoorside from an Easterly (Pickering) direction take the first exit at the roundabout next to the Coop supermarket, sign posted Ings Lane. Continue along this street for a hundred yards or so with no.36 being located on the right hand side.

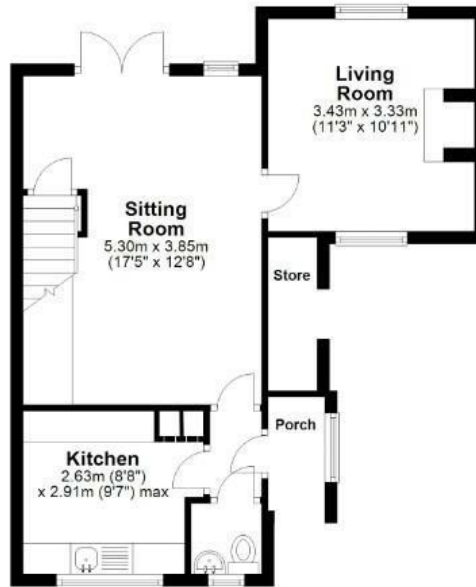
Viewing Arrangements: Strictly by prior appointment through the Agents:
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 46.6 sq. metres (504.1 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.5 sq. feet)

36 Ings Lane, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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
www.rounthwaitewoodhead.co.uk

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