

# ROUNTHWAITE & WOODHEAD

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



## PLOT 28 WAINDS FIELD, KIRKBYMOORSIDE, YO62 6JG

**A brand new semi detached family home on this select development of stylish properties**

**Entrance Hall**

**Kitchen/Diner**

**Sitting Room**

**Cloakroom**

**3 Bedrooms**

**Bathroom**

**Rear Garden**

**2 Parking Spaces**

**EPC Rating B**

**PRICE GUIDE: £250,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**www.rounthwaite-woodhead.co.uk**

## Description

Windmill View is collection of stylish family homes with the remaining plots being 3 and 4 bedroom semi and detached houses set in a newly created close, surrounded by established gardens and just minutes from the bustling town centre. Plot 28 forms part of the second phase of this select development; virtually all of the properties in the first phase are now occupied.

This two storey semi detached house occupies a good size, wrap around plot with room to build a garage if required (subject to the necessary planning consent). The garden faces south west and enjoys a good degree of sunshine. The kitchen/diner comes fitted with an integrated oven, hob, fridge and freezer. The sitting room enjoys a southerly aspect with French doors opening out to the garden. There are three bedrooms on the first floor and a larger than average bathroom. Brand new fitted carpets and floor coverings run throughout the property creating that 'ready to move into' feel.

For those with or planning a family, WindmillView is just minutes from both the town's Primary and Pre-school, whilst older children need only travel 3 miles to nearby Ryedale Secondary School in Nawton which received "outstanding" at its recent Ofsted inspection. Whether you're planning a night in or out, the town provides a variety of places that offers food including The Lemon Tree takeaway, famed for their fish and chips, Cafe Williams for great tasting coffee and bistro menu, tasty Chinese fare from Sinh Ley or you might fancy treating yourself to a meal at the George & Dragon or Kings Head - all of this within the town itself.

## General Information

Services: Mains water, electricity and gas are connected. Gas fired central heating.

Council Tax: Waiting to be assessed.

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

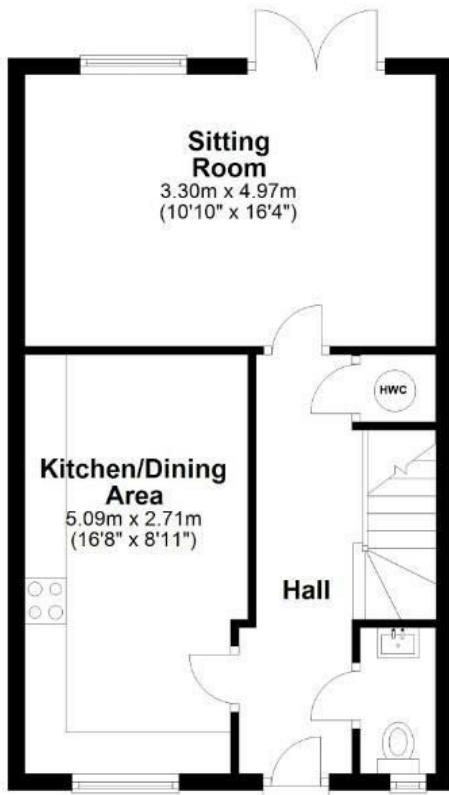
Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034

Price Guide: £250,000

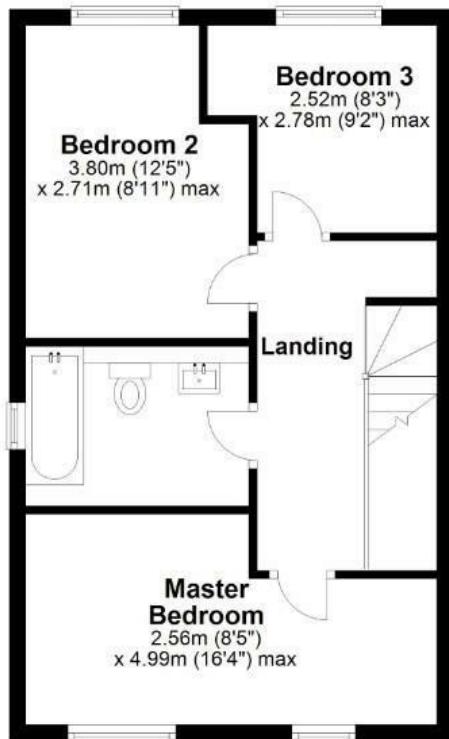


## Accommodation

### Ground Floor



### First Floor



Total area: approx. 85.6 sq. metres (922.0 sq. feet)

### The Edstone, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	84	84
(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		
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) <b>A</b>	87	87
(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		
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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