

# ROUNTHWAITE & WOODHEAD

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



## ORCHARD LODGE, NORMANBY, NR SINNINGTON, YO62 6RH

**An individual detached bungalow occupying a central position within the village providing approx. 1,200 sq.ft of spacious living accommodation**

**Entrance Hall**

**Sitting Room**

**Dining Room**

**Kitchen**

**Utility Room**

**3 Bedrooms**

**En Suite Shower Room**

**Bathroom**

**EPC Rating F**

**Attached Garage**

**Additional Parking**

**Private Established Garden**

**GUIDE PRICE £345,000**

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

The village of Normanby lies within the Vale of Pickering some 4 miles to the south of the A170, Kirkbymoorside being the closest Market town where a good range of local facilities are on hand including a reputable junior school, sports facilities, a well stocked deli, a chemist with dispensary, a Co-Op and an array of eateries. Other neighbouring towns such as Malton, Pickering and Helmsley are all within a 20 minute car journey. Normanby is within the catchment area of the reputable Sinnington Community Primary School.

Orchard Lodge was constructed by a local builder in 1988 and as the name suggests, is built on the plot of a former orchard quite close to the centre of the village. The bungalow itself is set nicely back off the main street with gravelled parking in front. Having been in the same ownership since new, the property has been a much loved family home. During the passage of time, however, fixtures and fittings have become dated so a scheme of cosmetic improvements would be beneficial. Heating is via LPG boiler and windows are double glazed.

The accommodation briefly comprises a spacious entrance and inner hall with doors leading off to a sitting room, dining room, kitchen (with side entrance door), a practical utility/laundry room, 3 bedrooms and bathroom. The main bedroom has an en suite shower room and bedroom 3 has previously been used as a study.

An integral garage (approx 17'9"x 8'10") comes with electricity connected so could be used as a workshop if needed given there is plenty of parking space on the drive in front. The gardens surrounding the bungalow are bounded by mature hedging and are well stocked with established plants, shrubs, fruit trees, patio and lawn. The rear garden is particularly private and during the Spring /Summer months enjoys a good degree of sunshine.

## General Information

Services: Mains water and electricity are connected. Drainage is connected to a private sewage treatment plant. LPG central heating.

Council Tax: North Yorkshire Council - Band E.

EPC Rating: F

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

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. 129.8 sq. metres (1396.8 sq. feet)



Total area: approx. 129.8 sq. metres (1396.8 sq. feet)

### Orchard Lodge, Normanby

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			
		35	49
<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  
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