

ROUNTHWAITE & WOODHEAD

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



3 CASTLEGATE, KIRKBYMOORSIDE, YO62 6BH

An appealing period town house in a sought after area with garaging

Entrance Hall

Sitting Room

Living Room

Dining Area

Kitchen

Utility Room & WC

3 First Floor Bedrooms

House Bathroom

Attic Room/Bedroom 4 + En Suite

Useful Outhouse

South West Facing Garden

No Onward Chain

PRICE GUIDE: £310,000

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

Nicely situated along Castlegate, just a short stroll from the main market place in Kirkbymoorside lies this attractive, part brick/part stone town house thought to be of the Victorian period which, during the passage of time, has been extended at the rear to create a 'modern day' open plan kitchen/living/dining space with glazed doors opening out to the rear garden.

Rooms throughout the house are of good proportions and there is a wood burning stove in both the sitting room and living area. The property has gas central heating and kitchen and bathroom fittings are modern but that aside, the house does require some maintenance and would benefit from a general overhaul and redecoration.

With three bedrooms on the first floor plus a 2nd staircase leading to a fourth bedroom with en suite shower room, the house has all the makings of a comfortable family/retirement home.

Unusually for Castlegate, the property comes with an attached garage having internal access from the house as well as an up and over door at the front. Above the garage is a vast store room and with some thoughtful design and planning, this has potential to convert to additional living space if required. A neighbouring property has undergone a similar scheme.

The rear garden is walled on two sides and includes a paved patio and planting area. The garden would benefit from re-designing but there is scope to create a lovely, private outside area in what is a very peaceful part of the town.

General Information

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

Council Tax: We are informed by Ryedale District Council that the property falls in band D.

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

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

Location: Kirkbymoorside lies along the A170 Thirsk to Scarborough road giving easy access to the other neighbouring towns of Helmsley, Pickering and to the east coast. The city of York can be reached in under an hour. Kirkbymoorside is a popular market town offering a good range of shops, a Wednesday street market and plenty of amenities including junior school, doctors surgery, nice eateries and an 18 hole golf course. The North York Moors National Park is within a five minute car journey.



Accommodation



Total area: approx. 174.0 sq. metres (1873.1 sq. feet)
3 Castlegate, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	76
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	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD