

ROUNTHWAITE & WOODHEAD

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



THE ELMS, RIVERSIDE, SINNINGTON, YO62 6SD

An immaculately presented semi detached property in a peaceful village setting

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Kitchen

Conservatory

Utility Room

3 Bedrooms

Bathroom

Small Parking Space

Garden & Seating Area

EPC Rating D

GUIDE PRICE £295,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Sinnington is a picture postcard village on the southern fringe of the North York Moors National Park, located almost halfway between the popular market towns of Pickering and Kirkbymoorside and is served by public transport. The village has a primary school (Ofsted rated good), the Fox & Hounds public house and restaurant, an active parish council, village hall and churches. There are many peaceful walks through the village into Sinnington Woods to the north. Pickering and Kirkbymoorside are both well served with shops, schools, doctors surgeries, libraries and a weekly street market.

The Elms, a 1930s semi detached brick built property is situated on a peaceful 'no through' lane, overlooking the river bank and village green towards Sinnington Bridge.

The property has been significantly upgraded and improved in recent years and comes with mains gas central heating, uPVC double glazing, a 'small but perfectly formed' Howdens kitchen, two reception rooms plus a conservatory overlooking the rear garden.

On the first floor there are three bedrooms (two double, one single) along with a newly refurbished bathroom. There is access from the landing to a sizeable, boarded out loft space.

There is a planted garden to the rear of the property together with a paved patio area. The small front garden is a lovely place to sit and enjoy the idyllic surroundings and is the perfect place for kingfisher spotting!

The Elms has been run as a successful holiday let for several years and has glowing online reviews.

General Information

Services: Mains water, electricity and gas connected. Connection to mains drains. Gas fired central heating.

Council Tax: North Yorkshire Council. Band C.

EPC Rating: The property is rated D.

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

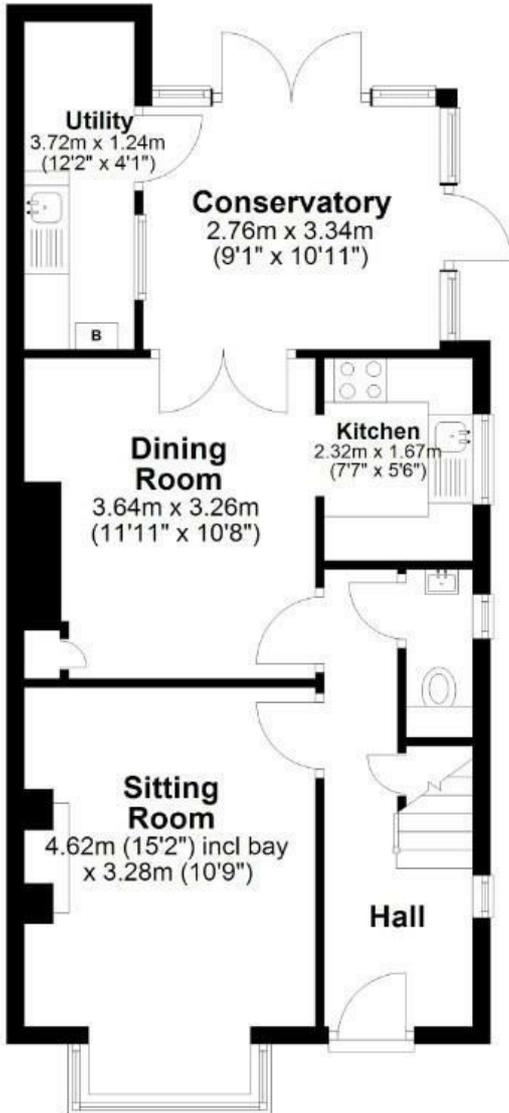
Viewing Arrangements: By appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk



Accommodation

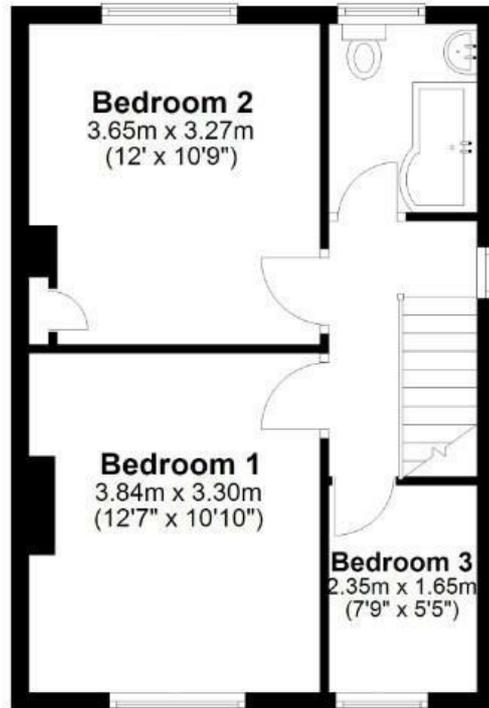
Ground Floor

Approx. 53.6 sq. metres (576.7 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 91.9 sq. metres (989.3 sq. feet)

The Elms, Riverside, Sinnington

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			
		67	78
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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