

ROUNTHWAITE & WOODHEAD

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



24 WEST PASTURE, KIRKBYMOORSIDE, YO62 6BR

**An appealing detached bungalow situated in a quiet residential area
with a level garden, garage and parking**

Entrance Hall

Sitting Room

Well Appointed Kitchen/Diner

3 Bedrooms

Bathroom

Front + Rear Garden

Gas Central Heating

Garage + Parking

EPC Rating: D

GUIDE PRICE £275,000

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

Kirkbymoorside is known locally as 'The Gateway to the Moors' and is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns such as Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday, library, dentist, doctors surgery, bowling green and an 18 hole golf course.

West Pasture is an established development of bungalows, all nicely spaced out alongside tidy greens and maturing trees located on the western side of Kirkbymoorside, popular with young families and retired persons alike. No. 24 occupies a nice position tucked away from passing traffic and comes with a single garage with parking space in front.

The internal room layout has changed from its original design to include a welcoming entrance hall with plenty of full-height storage space, an extended well appointed kitchen with a deep Belfast style sink, range style cooker and dining area at one end plus a comfortable sitting room with large bow window. There are 3 bedrooms (two double, one single and two with fitted wardrobes) and a bathroom to include a shower cubicle as well as a bath.

In the main, the garden is lawned and is nice and level for easy maintenance.

General Information

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

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

EPC Rating: D

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

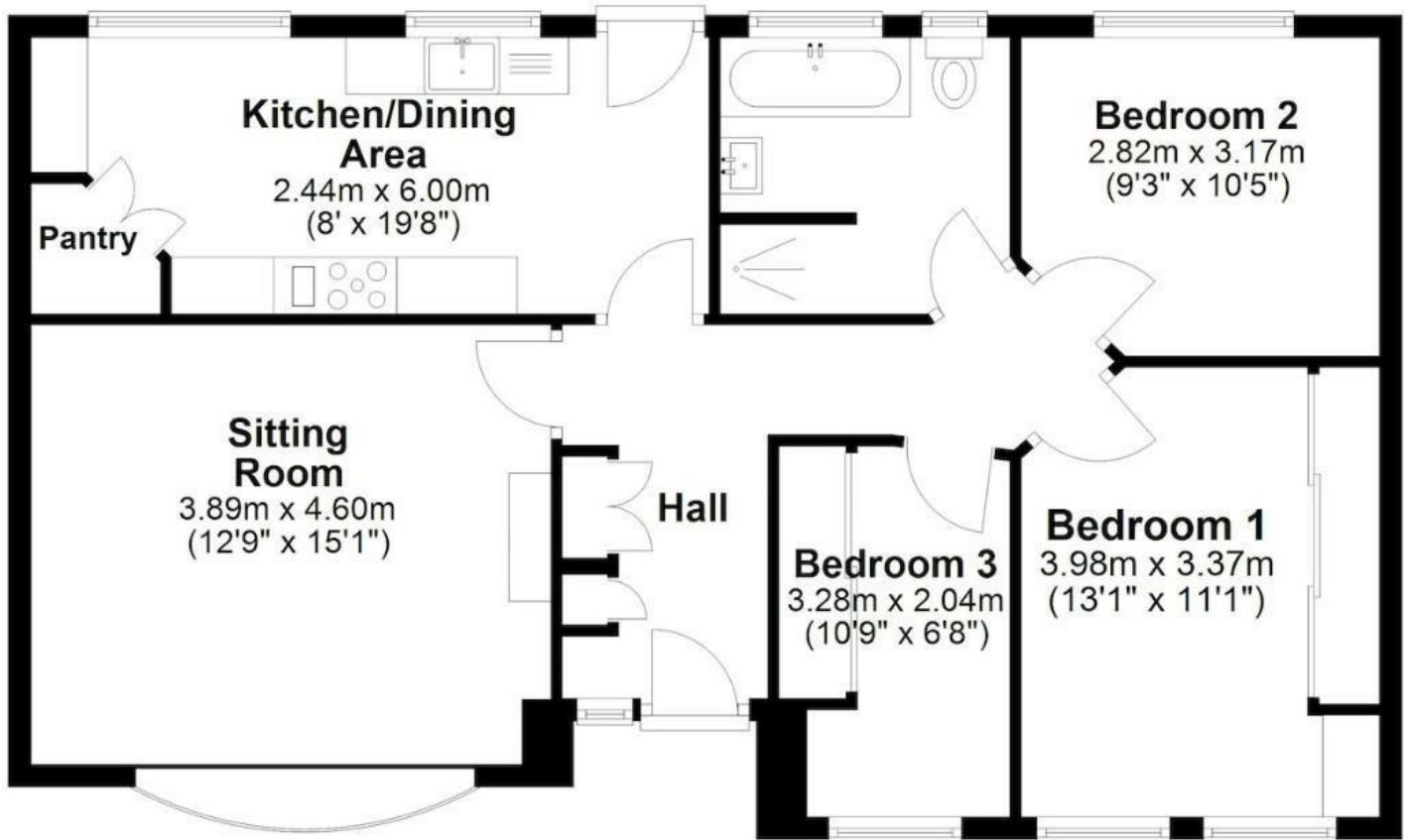
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034/472800



Accommodation

Ground Floor

Approx. 78.5 sq. metres (845.3 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 sq. feet)

24 West Pasture, 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		
	64	75
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