

# ROUNTHWAITE & WOODHEAD

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



## **1 PLOUGHLANDS GROVE, KIRKBYMOORSIDE, YO62 6FL**

**A modern, immaculately presented detached house  
occupying a prominent position within this relatively new development**

**Entrance Hall**

**Kitchen/Dining/Living**

**Sitting Room**

**Cloakroom**

**3 Bedrooms**

**En Suite Shower Room**

**Family Bathroom**

**Double Glazing**

**EPC Rating: B**

**Single Garage**

**Off Street Parking**

**Enclosed Lawned Garden**

**PRICE GUIDE: £315,000**

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

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

An immaculately presented, detached house situated on the newly completed Manor Woods development proving popular with young families and retired persons alike. Manor Woods lies on the western periphery of Kirkbymoorside, a sought after market town situated at the foot of the North York Moors National Park. With a weekly market on a Wednesday, the town is well served with a good range of everyday shops, a library, a reputable junior school and is on bus route to other neighbouring towns.

1 Ploughlands Grove occupies a prominent position within the development and provides immaculately presented accommodation throughout. The light and bright kitchen/dining/living space has a triple aspect with French doors opening out to the rear garden. The kitchen comes with high gloss units, integrated appliances and plenty of workspace. With a separate sitting room to retire to at the end of a busy day, the overall design of the ground floor living area fits in perfectly with modern lifestyles of today. On the first floor there are 3 bedrooms, the master bedroom having a smart en suite shower room with the remaining bedrooms being served by a family bathroom complete with a bath and separate shower cubicle.

Outside, the house comes with a detached single garage with power connected and the tarmac drive in front provides additional parking space. The gardens too are all neatly manicured and include a large area of lawn to the rear coupled with a paved patio, a greenhouse and clearly defined boundaries.

There is no upward chain with this property and therefore vacant possession can be offered without delay.

## General Information

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

Council Tax: 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.

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

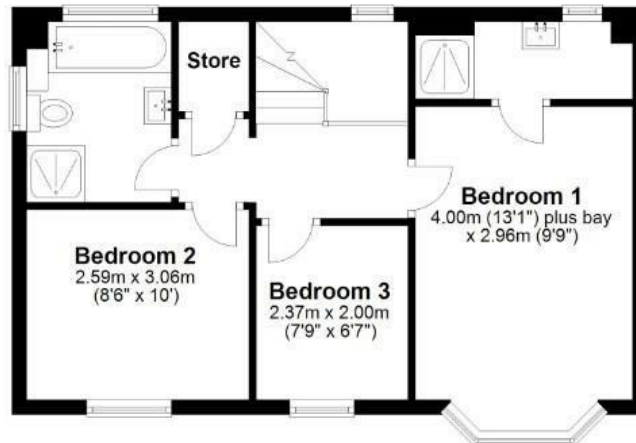
## Ground Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



## First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

1 Ploughlands Grove, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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