

ROUNTHWAITE & WOODHEAD

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



4 ADELA SHAW, KIRKBYMOORSIDE, YO62 6JE

**An appealing detached stone bungalow with a glorious garden
within a short walk of the town centre**

Entrance Hall

Cloakroom with WC + Shower

Kitchen/Breakfast Room

Sitting Room

Living/Dining Room

3 Double Bedrooms

Bathroom

2 Garages

Plenty of Parking

Gas Central Heating

Double Glazing

EPC Rating D

GUIDE PRICE £395,000

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

In 1925, Adela Shaw who came from a notable, local family played a major role in the building of a new hospital in Kirkbymoorside, to provide orthopaedic care for children of which there were many throughout Yorkshire requiring urgent medical attention. This new hospital was to become a life-long commitment for Adela Shaw and her name became synonymous with child welfare in Yorkshire. No. 4 is believed to have been built to provide doctor's accommodation but since the hospital's closure in the 1970's it has been home to various owners who have enjoyed the benefits of it's location, the surrounding garden which attracts many species of wild birds and the spacious rooms with high ceilings that are evident throughout the property.

Heating is via a mains gas boiler, windows are all double glazed and there are solar pv panels. The electrics have recently been overhauled and an Electrical Installation Condition Report (EICR) will be provided on sale. The kitchen is fitted with a range of modern wall and base units and will easily accommodate a breakfast table for every day dining. Both the sitting room and living/dining room enjoy a westerly outlook across the garden, ideally placed for evening sunsets. There are three double bedrooms and a bathroom which, along with some of the decor, would benefit from some general upgrading. A large roof void offers scope for conversion subject to the usual planning permission and building regulations.

2 timber framed garages provide good space for vehicles/motorbikes or alternatively workshop space and there is stacks of parking on the brick set drive in front including a charging point. The level gardens are made up of lawn, soft fruit & veg garden, lily pond, greenhouse and well stocked borders all neatly enclosed by fenced boundaries.

General Information

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

Council Tax: We are informed by North Yorkshire 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

Kirkbymoorside, known locally as 'The Gateway to the Moors' 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 like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. There is a real sense of community in Kirkbymoorside and along with all the every day amenities there is a weekly street market on a Wednesday, a good deli, a chemist with dispensary, library, doctors surgery, a reputable primary school and 18 hole golf course.



Accommodation

Ground Floor

Approx. 125.7 sq. metres (1352.8 sq. feet)



Total area: approx. 125.7 sq. metres (1352.8 sq. feet)

4 Adela Shaw, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(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 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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