

# ROUNTHWAITE & WOODHEAD

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



## 6 EAST TERRACE, WOMBLETON, NORTH YORKSHIRE, YO62 7RT

**A well presented end terrace property down a quiet close  
on the Eastern side of this popular village**

|                          |                            |                               |
|--------------------------|----------------------------|-------------------------------|
| <b>Entrance</b>          | <b>Store Room</b>          | <b>Gas Central Heating</b>    |
| <b>Sitting Room</b>      | <b>Three Bedrooms</b>      | <b>Front and Rear Gardens</b> |
| <b>Dining Kitchen</b>    | <b>Bathroom</b>            | <b>Green House</b>            |
| <b>Boot Room/Utility</b> | <b>uPVC Double Glazing</b> | <b>EPC Rating D</b>           |

**PRICE GUIDE: £199,500**

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

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

## Description

Wombleton is a quiet village located off the A170, Thirsk to Scarborough road, just a few miles East of Helmsley. The village itself is limited in its amenity having only a working pub however both Kirkbymoorside and Helmsley can cater for everyday requirements and the City of York being around a 40 minute drive. From here an Intercity rail route extends to London in around 2 hours. Wombleton is close to the well respected Ryedale School at Nawton that also boasts an infant school nearby.

East Terrace is a Cul-de-sac off the main village street, it is made up of rows of terrace properties. No. 6 is an end terrace property providing good room proportions over two floors. At ground floor level there is a useful entrance porch/boot room with a door leading through to a kitchen/diner and then on to the sitting room. On the first floor there are two double bedrooms and a further single bedroom served by the house bathroom. The property benefits from uPVC double glazing and gas central heating throughout.

Outside there is a South facing back garden with a paved patio area immediately to the rear of the property. Beyond this is an area of lawn all enclosed by a wooden fencing and hedging.

## General Information

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

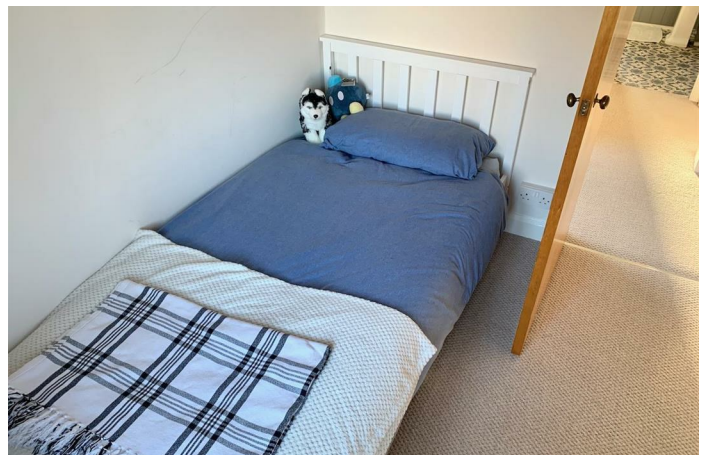
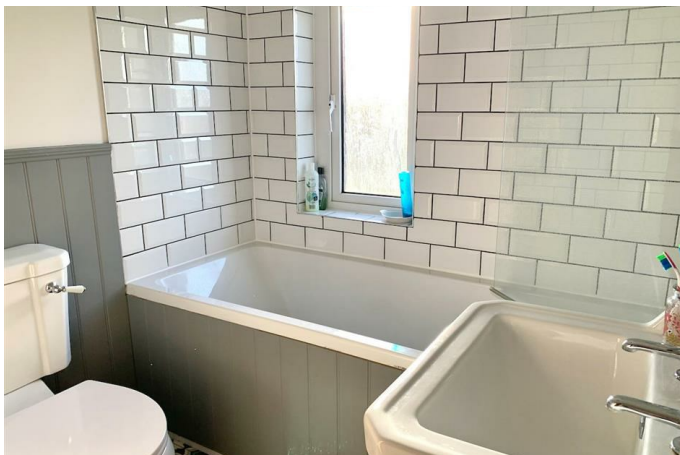
Council Tax: We are informed by North Yorkshire Council that 6 East Terrace falls in band B.

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 & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

Directions: Travelling into Wombleton from the A170, continue down the High Street for approximately 200 yards. Take the turn on the left before the pub and follow this road (Page Lane) for a couple of hundred yards. East Terrace is on the left hand side with no.6 being approximately half way along the cul-de-sac on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.

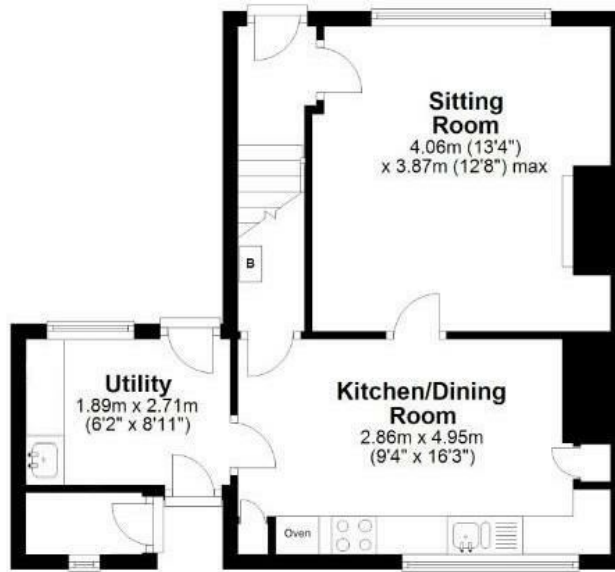
Post code: YO62 7RT



# Accommodation

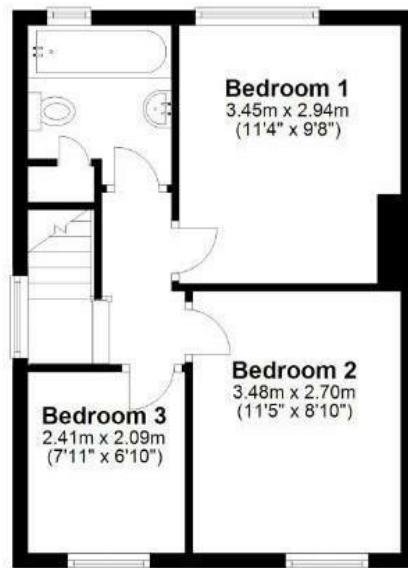
## Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 76.5 sq. metres (823.5 sq. feet)

6 East Terrace, Wembleton

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                      |                    |                 |           |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|--------------------|-----------------|-----------|
|                                             | Current | Potential                                                                           |                    | Current         | Potential |
| Very energy efficient - lower running costs |         |                                                                                     |                    |                 |           |
| (92 plus) <b>A</b>                          |         |                                                                                     | (92 plus) <b>A</b> |                 |           |
| (81-91) <b>B</b>                            |         |                                                                                     | (81-91) <b>B</b>   |                 |           |
| (69-80) <b>C</b>                            |         |                                                                                     | (69-80) <b>C</b>   |                 |           |
| (55-68) <b>D</b>                            |         |                                                                                     | (55-68) <b>D</b>   |                 |           |
| (39-54) <b>E</b>                            |         |                                                                                     | (39-54) <b>E</b>   |                 |           |
| (21-38) <b>F</b>                            |         |                                                                                     | (21-38) <b>F</b>   |                 |           |
| (1-20) <b>G</b>                             |         |                                                                                     | (1-20) <b>G</b>    |                 |           |
| Not energy efficient - higher running costs |         |                                                                                     |                    |                 |           |
|                                             |         |                                                                                     |                    |                 |           |
| England & Wales                             |         | EU Directive 2002/91/EC                                                             |                    | England & Wales |           |
|                                             |         |  |                    |                 |           |

Current: 67 Potential: 82

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         | Environmental Impact (CO <sub>2</sub> ) Rating                                        |                    |                 |           |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------|--------------------|-----------------|-----------|
|                                                                 | Current | Potential                                                                             |                    | Current         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                       |                    |                 |           |
| (92 plus) <b>A</b>                                              |         |                                                                                       | (92 plus) <b>A</b> |                 |           |
| (81-91) <b>B</b>                                                |         |                                                                                       | (81-91) <b>B</b>   |                 |           |
| (69-80) <b>C</b>                                                |         |                                                                                       | (69-80) <b>C</b>   |                 |           |
| (55-68) <b>D</b>                                                |         |                                                                                       | (55-68) <b>D</b>   |                 |           |
| (39-54) <b>E</b>                                                |         |                                                                                       | (39-54) <b>E</b>   |                 |           |
| (21-38) <b>F</b>                                                |         |                                                                                       | (21-38) <b>F</b>   |                 |           |
| (1-20) <b>G</b>                                                 |         |                                                                                       | (1-20) <b>G</b>    |                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                       |                    |                 |           |
|                                                                 |         |                                                                                       |                    |                 |           |
| England & Wales                                                 |         | EU Directive 2002/91/EC                                                               |                    | England & Wales |           |
|                                                                 |         |  |                    |                 |           |

Current: G Potential: A



**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](http://www.rounthwaitewoodhead.co.uk)

**ROUNTHWAITE & WOODHEAD**