

ROUNTHWAITE & WOODHEAD

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



5 DALE END, KIRKBYMOORSIDE, YO62 6EE

**A pretty, fully renovated stone cottage in the heart of the town
ideal as a first time purchase, weekend retreat or holiday let**

Entrance Lobby

Sitting Room

Kitchen/Breakfast Room

2 Bedrooms

Shower Room

Small South Facing Garden

Outhouse

EPC Rating C

No Onward Chain

PRICE GUIDE: £169,950

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

www.rounthwaite-woodhead.co.uk

Description

Dale End lies just off the main Market Place in the heart of Kirkbymoorside, where the town's local amenities are virtually on the doorstep. 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 (that sells fine wines!), library, doctors surgery and an 18 hole golf course.

No. 5 Dale End comprises an inner terrace, stone and pantile cottage that has been thoroughly renovated by the current owners and over the last 2 years has been run as a holiday let. The cottage has heaps of character with double glazed sash windows at the front, beamed ceilings, cottage latch doors and window seats. The traditional 'Shaker' style kitchen has solid wood worktops, a fitted oven and fold-down breakfast bar to make best use of space and a stable door leading to outside. With two bedrooms and a stylish shower room on the first floor, the overall interior finish is modern and fresh and has gas central heating which was a brand new installation 5 years ago.

The small, low maintenance garden at the rear of the property has an area of paving with planted borders and enjoys a southerly aspect. At the top of the garden is a brick built outhouse.

General Information

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

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

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 or 472800

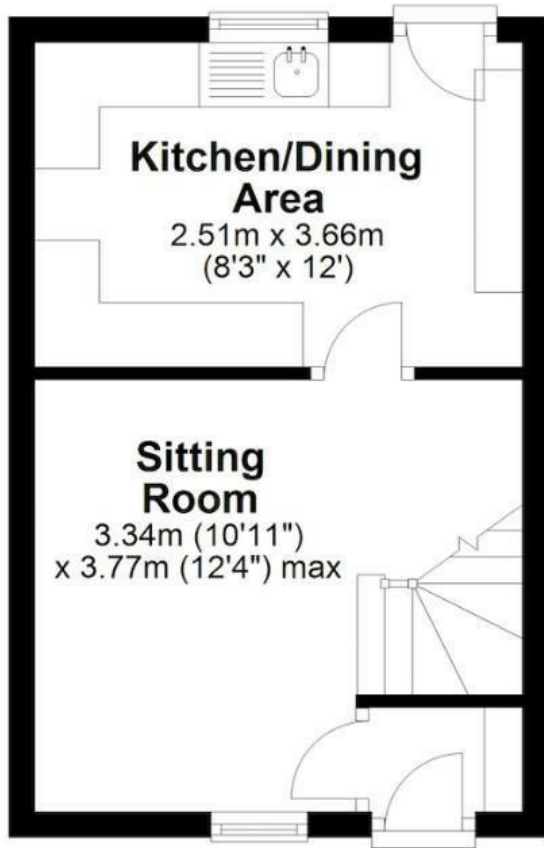
Price Guide: £169,950 to include all fitted carpets. The property could be bought fully furnished, as seen, subject to further negotiation.



Accommodation

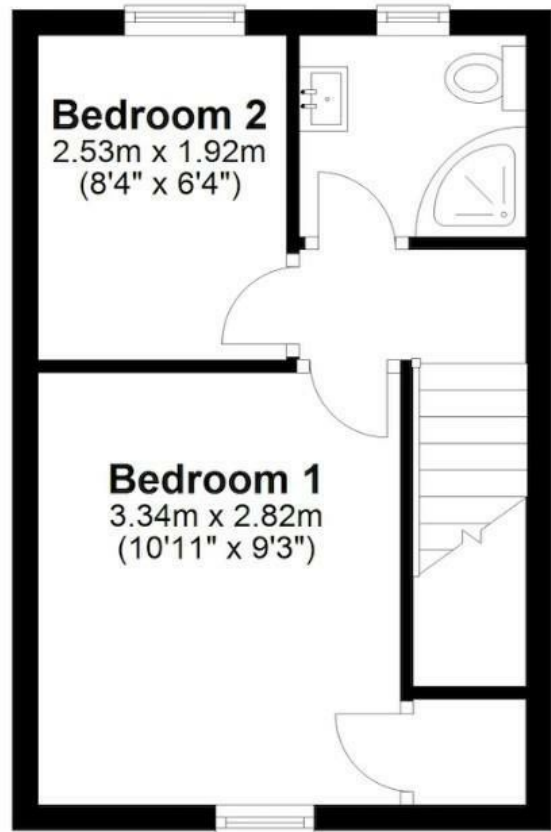
Ground Floor

Approx. 22.4 sq. metres (241.4 sq. feet)



First Floor

Approx. 22.4 sq. metres (241.4 sq. feet)



Total area: approx. 44.9 sq. metres (482.9 sq. feet)

5 Dale End, Kirkbymoorside

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