

ROUNTHWAITE & WOODHEAD

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



SPRING GARDENS, 1 SPRINGFIELD LANE, KIRKBYMOORSIDE, YO62 6LU

A nicely positioned detached bungalow with garage, parking and a large established garden with no onward chain

Entrance Hall

South Facing Sitting Room

Kitchen/Dining Room

Two Double Bedrooms

Shower Room

Gas Central Heating

uPVC Double Glazing

Garage + Parking

Large Garden

GUIDE PRICE £350,000

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

Springfield Lane lies off Old Road on the eastern side of Kirkbymoorside, an established residential area of mixed properties, popular with young families and retired persons alike. The town's main Market Place is just a short walk away.

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, a library, medical centre, family butcher and an exceptional chemist with dispensary (and if modern medicine isn't for you it even sells a fine selection of good wines & spirits).

'Spring Gardens' comprises an individual detached bungalow occupying a slightly elevated position with a pleasant, south westerly outlook from the sitting room and a good view across the garden from the kitchen/diner. In recent years the property has been refurbished to a good standard and includes modern kitchen units with centre island, a well appointed shower room and two double bedrooms all complemented by a neutral scheme of interior decor throughout.

For the keen gardener the bungalow comes with a large garden on 3 sides, predominantly lawned interspersed with established shrubs and small trees. The garden has clearly defined boundaries and includes a paved patio, a greenhouse and garden shed. A single garage is attached with additional car parking in front.

General Information

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

Tenure: We are informed by the Vendors that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Council Tax: We are advised the property falls in band D.

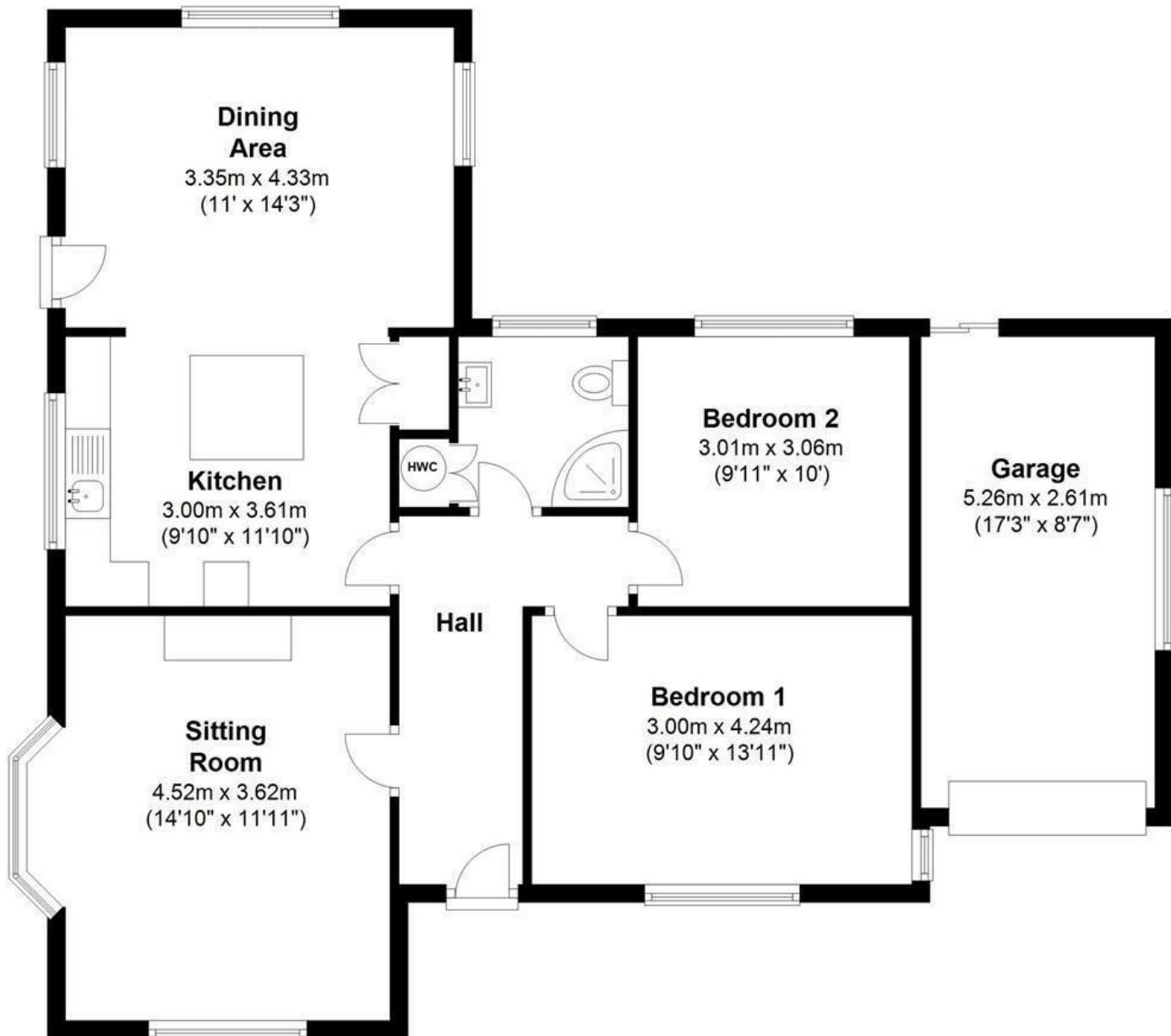
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034



Accommodation

Ground Floor

Approx. 92.6 sq. metres (996.3 sq. feet)



Total area: approx. 92.6 sq. metres (996.3 sq. feet)

1 Springfield Lane, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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