

ROUNTHWAITE & WOODHEAD

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



23 WEST LUND LANE, KIRKBYMOORSIDE, YORK, YO62 6AH

**A mid terrace house in a popular location
ideal for first time buyers, as a retirement property or 'buy to let' investment**

Entrance Hall

Sitting Room

Kitchen

Bathroom

2 Bedrooms

Allocated Parking

Rear Garden

Double Glazing

EPC Rating: D

PRICE GUIDE: £180,000

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

Kirkbymoorside known 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. Along with all the every day amenities there is a weekly street market on a Wednesday.

Situated in a sought after area of Kirkbymoorside lies 23 West Lund Lane, a brick built two storey property which has been a great family home for many years.

The interior comprises a good size sitting/dining room with a gas fire and a kitchen to the rear with door opening into the rear garden.

The first floor has a simple arrangement of two double bedrooms and a shared family bathroom.

Throughout the house there are areas that would benefit from updating and general refurbishment.

The property comes with a nice, level garden to the rear which allows space for a garden shed and a small walkway leads to a designated off street parking space.

General Information

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

Council Tax: We are informed by Ryedale District Council that this property falls in band A.

EPC Rating: D

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.

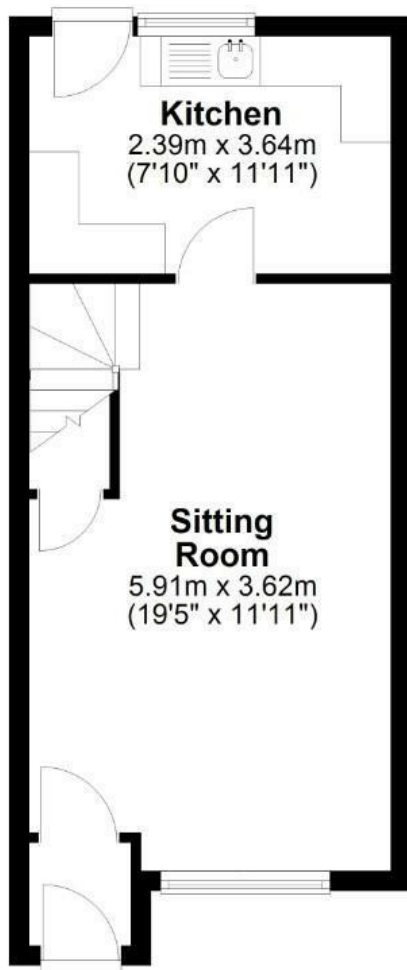
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034



Accommodation

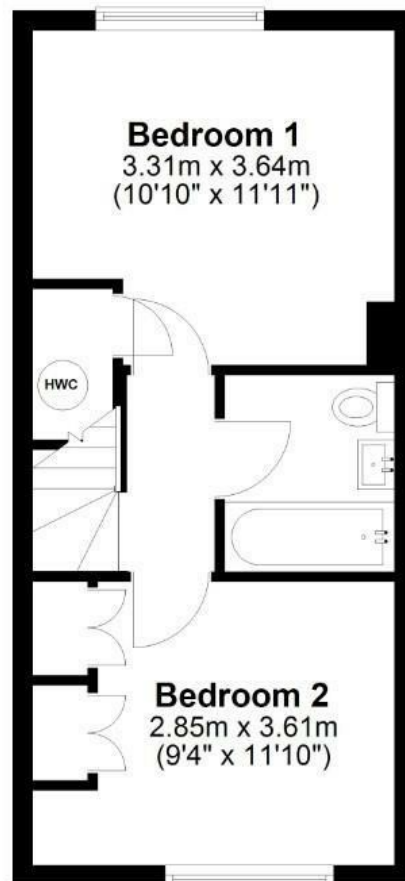
Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.1 sq. feet)



Total area: approx. 61.9 sq. metres (666.5 sq. feet)

23 West Lund Lane, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		76
	63	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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