

ROUNTHWAITE & WOODHEAD

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



5 QUEENSWAY, KIRKBYMOORSIDE, YO62 6EB

**A completely refurbished and extended semi detached house
with a large garden, outside entertaining area and plenty of car parking**

Entrance/Conservatory

Inner Hall

Stylish Kitchen/Diner

South Facing Sitting Room

Utility Room/Cloakroom

3 Bedrooms

Bathroom

Double Glazing

EPC Rating C

PRICE GUIDE: £285,000

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

Queensway is an established residential area of mainly semi detached and terraced houses situated only a short walk from Kirkbymoorside town centre where there are all the usual market town facilities to hand. Locally known as the 'Gateway to the Moors' Kirkbymoorside has a family butcher, grocer, chemist, doctors' surgery and a weekly market on Wednesday. The neighbouring market towns of Pickering, Helmsley and Malton are within comfortable travelling distance and provide similar facilities. York can be reached in just over half an hour by car and there is a train station at Malton.

No. 5 Queensway has been in the same ownership for over 30 years during which time the property has been tastefully refurbished and extended to provide practical living accommodation well suited to today's lifestyles. The contemporary kitchen has glazed doors opening out to the garden plus two sky lights in the vaulted ceiling creating a light and airy space with the 'working area' at one end and soft seating/dining at the other. Included in the kitchen is a range style cooker, plenty of workspace and good storage. In addition, off the main hall, is a well appointed utility room/cloakroom, once again with stacks of storage cupboards and places for household paraphernalia. The sitting room runs the full length of the house and has a lovely sunny aspect overlooking the front garden. There are three good size bedrooms on the first floor together with a stylish bathroom.

Moving into the garden there is yet more social space by way of a covered area perfect for relaxing, socialising, and alfresco dining. Both the front and rear gardens are very well tended and are clearly defined by fenced boundaries. A gravelled drive at the front provides good off street parking for 2-3 cars.

General Information

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

Council Tax: We are informed by Ryedale District Council that the property 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. There is no onward chain.

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



Accommodation



Total area: approx. 106.3 sq. metres (1144.3 sq. feet)

5 Queensway, 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		
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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