

ROUNTHWAITE & WOODHEAD

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



3, PLOUGHLANDS GROVE, KIRKBYMOORSIDE, YO62 6FL

**A superbly presented detached house with a glorious garden
situated on this relatively new development**

Entrance Hall	Sitting Room	Kitchen/Dining/Living Room
Cloakroom	3 Double Bedrooms	En Suite Shower Room
Family Bathroom	Double Glazing	Gas Central Heating
Single Garage	Additional Parking	EPC Rating B

GUIDE PRICE £320,000

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

3 Ploughlands Grove was built in 2021 and from the day they moved in, these first owners have created a wonderful contemporary home, both inside and out.

The open plan kitchen/dining/living space is certainly the main hub of the house providing space to cook, dine and to sit and relax with glazed doors opening out to the garden. The smart kitchen has an extended range of storage cupboards, integrated appliances and plenty of work surfaces. From here there is an integral door that leads directly through to the garage which is currently used as more valuable storage space and workshop area but easily accommodates most vehicles. A conveniently placed cloakroom by the back door is handy when working in the garden. With a separate sitting room to retire to at the end of a busy day, the overall design of the ground floor living area fits in perfectly with modern lifestyles of today.

On the first floor there are 3 bedrooms, two of which have fitted wardrobes. The master bedroom has an en suite shower room with the remaining bedrooms being served by a family bathroom complete with a bath and separate shower cubicle.

Finally, the garden!! An oasis of colour and textures brought about by a thoughtful design scheme that incorporates an array of shrubs and climbers, flowering plants, raised vegetable sets, pergola, water feature, summer house and outside sheds to store tools, compost and other gardening equipment.

General Information

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

Council Tax: The property falls in band D.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk

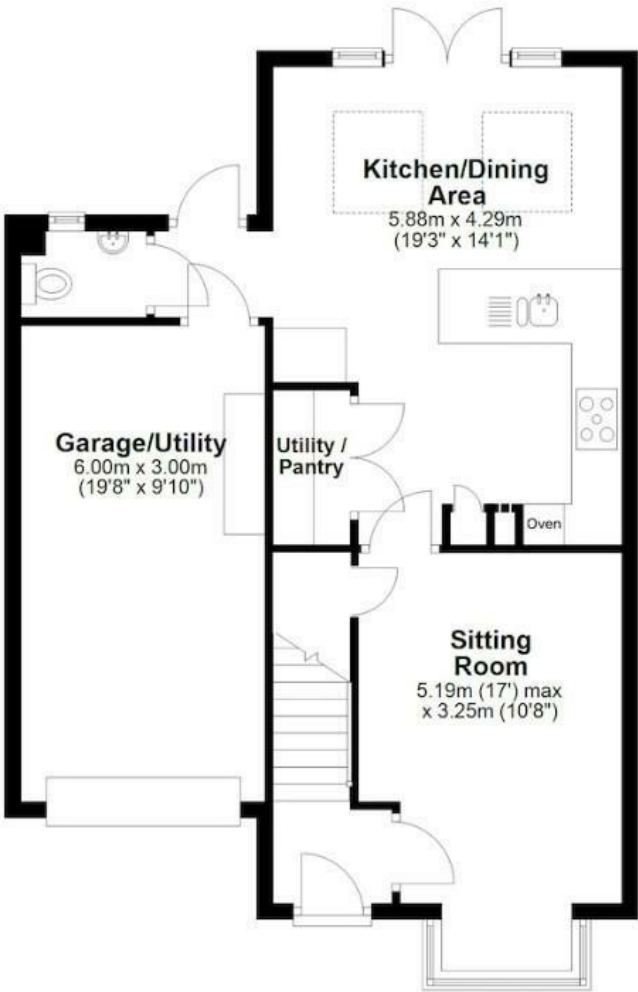
Manor Woods lies on the western periphery of Kirkbymoorside, a sought after market town situated at the foot of the North York Moors National Park. With a weekly market on a Wednesday, the town is well served with a good range of everyday shops, a library, a reputable junior school and is on bus route to other neighbouring towns.



Accommodation

Ground Floor

Approx. 67.0 sq. metres (721.5 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 120.9 sq. metres (1301.7 sq. feet)
3 Ploughlands Grove, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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		



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