

# ROUNTHWAITE & WOODHEAD

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



**6 FLATTS LANE, WOMBLETON, YO62 7RU**

**A substantial village house requiring general updating  
with a substantial south facing garden**

**Large Entrance Hall**

**Kitchen/Diner**

**Sitting Room**

**Conservatory**

**Study**

**Shower/Cloakroom**

**3 Double Bedrooms**

**Bathroom**

**EPC Rating C**

**Attached Garage**

**Plenty of Parking**

**Glorious Garden overlooking fields**

**PRICE GUIDE: £295,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
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**www.rounthwaite-woodhead.co.uk**

## Description

Occupying a quiet position along Flatts Lane in Wombleton, lies this substantial semi detached property which occupies a good size plot with a north/south aspect.

Unlike the modern house of today, No. 6 Flatts Lane comes with heaps of storage space, rooms of generous proportions, an adjoining garage as well as plenty of private parking for several vehicles .... all topped off with a large established garden adjoining open fields on its southern boundary.

The house is typical of its period (1970's) and many internal fixtures and fittings are original making this the perfect property to "do up" with all the makings of being a comfortable family home. The floor plan says it all and shows that the main accommodation flows nicely both on the ground and first floors. Gas central heating is throughout the property and there is an open fire in the sitting room.

The garden has an expanse of lawn, mature trees, wildlife pond and clearly defined boundaries. The wide, open views from the bottom of the garden are truly lovely.

## 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 the property falls in band D .

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: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034.

Wombleton is a popular village of both modern and traditional style houses and cottages, located just off the main A170 Thirsk to Scarborough road approximately 2.5 miles to the west of Kirkbymoorside. Wombleton has a good dining pub, an active Village Hall, sports field and tennis court. There is a bus service to Kirkbymoorside and Helmsley both of which have a weekly market, a variety of shops, good eateries and other recreational facilities. The award winning Beadlam Grange Farm Shop on the way to Helmsley provides the ultimate farm shopping experience and is handy for those every day essentials. In the nearby village of Nawton there is a reputable infant school as well as Ryedale Comprehensive school that received 'Outstanding' status in its 2023 Ofsted report.



## Accommodation



Total area: approx. 169.1 sq. metres (1820.2 sq. feet)

6 Flatts Lane, Wombleton

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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