

ROUNTHWAITE & WOODHEAD

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



9, WAINDS FIELD, KIRKBYMOORSIDE, YO62 6JG

A newly built detached house on this select development of stylish homes

Entrance Hall

Cloakroom

Kitchen/Diner

Sitting Room

4 Bedrooms

2 Shower Rooms

House Bathroom

Garage + Parking

South Facing Garden

GUIDE PRICE £295,000

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

Windmill View is a collection of stylish family homes, built within the last 5 years just a short walk from Kirkbymoorside's bustling town centre. It is situated within minutes of the town's Primary and Pre-school and older children need only travel 3 miles to nearby Ryedale Secondary School in Nawton which received "outstanding" at its last Ofsted inspection.

9 Wainds Field comprises a detached, three storey brick built house occupying a prominent position within the development with a good size garage to the side (with power connected) plus a block paved drive in front to park a second vehicle. The garden and patio faces south and enjoy a good degree of sunshine and light.

The dual aspect kitchen/diner comes fitted with an integrated oven, hob, fridge and freezer and the sitting room enjoys a southerly aspect with French doors opening out to the garden. There are two bedrooms on the first floor, the master having an en suite shower room and there is a large bathroom on this floor too. A second staircase leads to two further bedrooms served by a shower room. Brand new fitted carpets and floor coverings run throughout, thus the property has that 'ready to move into' feel.

General Information

Services: Mains water, electricity and gas are connected. Gas fired central heating.

Council Tax: Waiting to be assessed.

EPC: Rating B.

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

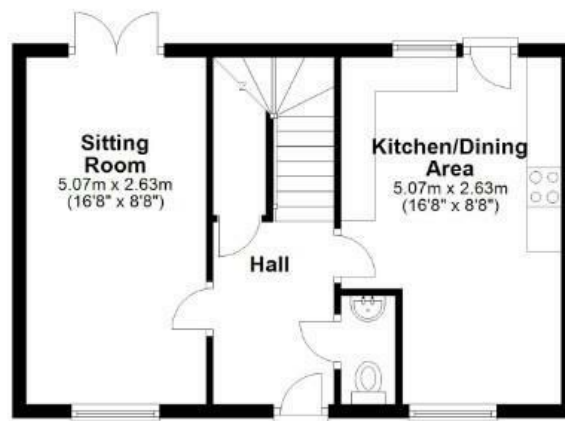
Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034

Price Guide: £295,000

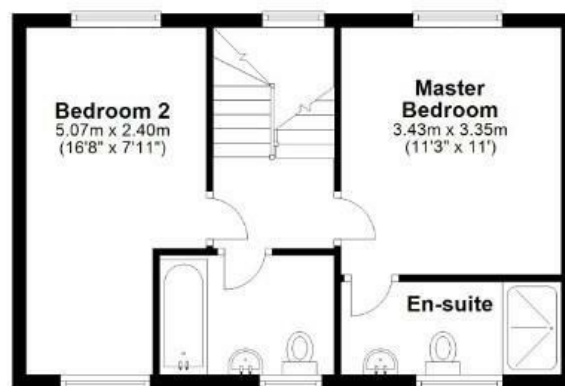


Accommodation

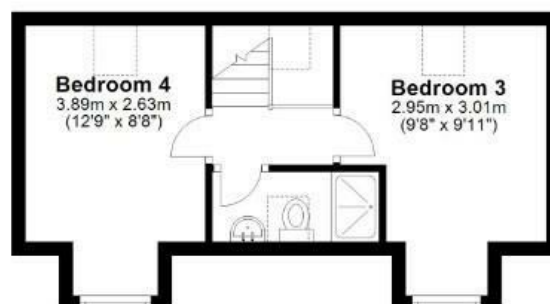
Ground Floor



First Floor



Second Floor



Total area: approx. 114.5 sq. metres (1233.0 sq. feet)

The Welburn, 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		



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

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