

# ROUNTHWAITE & WOODHEAD

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



## 42 SHAW DRIVE, KIRKBYMOORSIDE, YO62 6PS

**A brick built end terrace property occupying a large plot  
just a short walk from the town centre**

**Entrance Hall**

**Sitting Room**

**Kitchen/Diner**

**Bathroom**

**2 Double Bedrooms**

**Front & Rear Garden**

**Parking, Greenhouse & Shed**

**Gas Central Heating**

**EPC Rating: D**

**PRICE GUIDE: £185,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

## Description

Shaw Drive is an established residential development of mixed properties, popular with young families and retired persons alike 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. 42 Shaw Drive comprises an end terrace, two storey property with a good size sitting room and kitchen/diner on the ground floor, two double bedrooms and family bathroom on the first floor. There are uPVC double glazed windows and doors plus gas central heating.

The property's main feature is the size of the plot being end terrace it comes with a large, fully enclosed front garden laid to lawn with mature hedge providing good privacy. On the northern elevation there is enough room down the side of the house to cater for a large shed and the rear garden (which is in full sun during the warmer months) is block paved for easy maintenance and includes a greenhouse. The rear garden is neatly enclosed by lap fencing and on the eastern boundary, private parking space. It would be easy to reconfigure the rear garden to cater for more vehicles if required.

## 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.

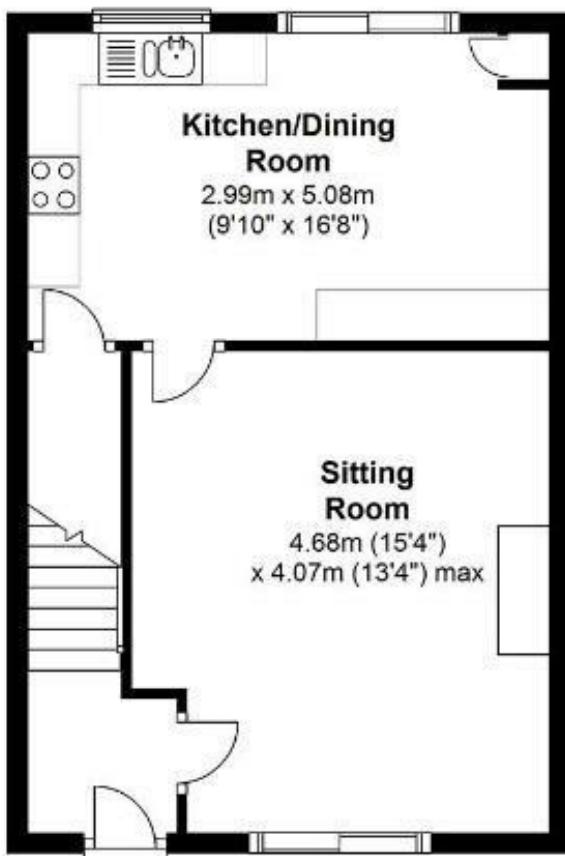
Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, YO62 6DA. Tel: 01751 430034.



## Accommodation

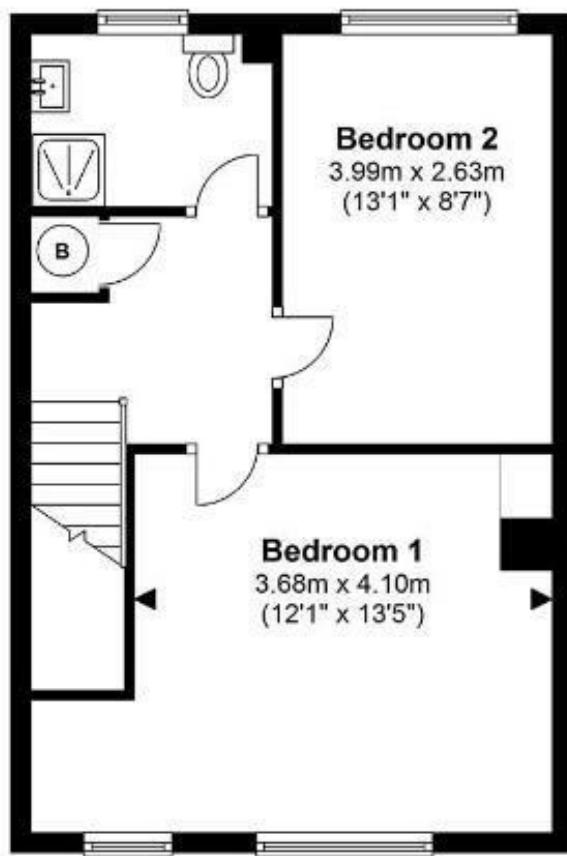
### Ground Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 78.9 sq. metres (849.4 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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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