

ROUNTHWAITE & WOODHEAD

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



21, WEST LUND LANE, KIRKBYMOORSIDE, YO62 6AH

**A modernised and extended two storey house with a single garage + parking
in a popular residential area of the town**

Entrance Hall

Stylish Kitchen/Diner

Sitting Room

2 Double Bedrooms

Bathroom

Single Garage

Private Parking Space

Rear Garden

EPC Rating: C

PRICE GUIDE: £205,000

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

Situated in a sought after area of Kirkbymoorside lies 21, West Lund Lane a brick built two storey property which, in recent years, has been significantly extended at the rear to create a sizeable kitchen/living/dining space with integrated appliances and streamlined contemporary kitchen units. With windows on two elevations, plus a sky light plus glazed doors opening to the garden this makes for a very light and airy room. In addition there is a comfortable south west facing sitting room with a wood burning stove. Having two double bedrooms and bathroom on the first floor, the property has all the makings of a comfortable home for young families and retired persons alike.

To the side of the property there is a detached, single garage with electricity connected together with parking for an additional vehicle. The small garden has a lawned area with established planted borders.

Kirkbymoorside known as 'The Gateway to the Moors' is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. Along with all the every day amenities there is a weekly street market on a Wednesday.

General Information

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

Council Tax: We are informed by Ryedale District Council that this property falls in band A.

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

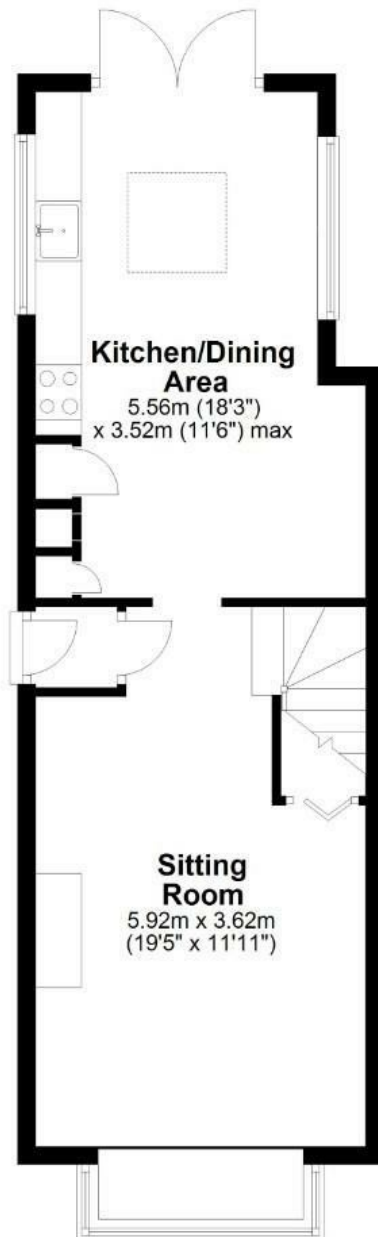
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034



Accommodation

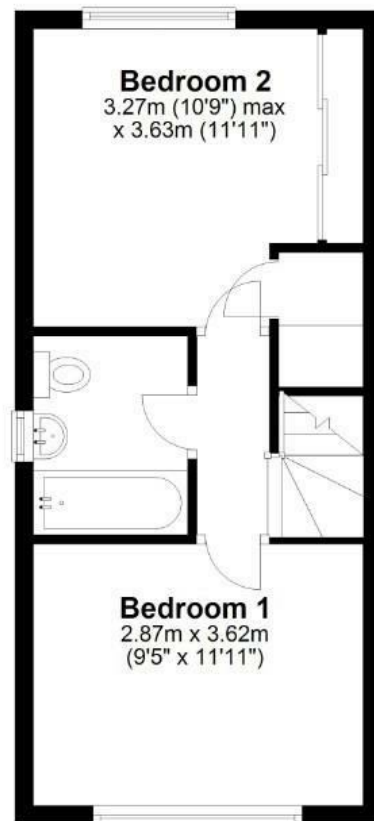
Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 sq. feet)

21 West Lund Lane, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
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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