

Peter
illingworth
ESTATE AGENTS

**31, Keld Head Orchard,
Kirkbymoorside, York, YO62 6EF
Price Guide £198,000**

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A three bedroom, gas fired centrally heated, double glazed family home with open plan lawned garden to front with shrubs and car standing area, landscaped lawned garden to rear with timber decking, patio area, garden shed with power laid on, privately enclosed by timber fencing.

Internally; Ground floor: front entrance hall, cloaks cupboard former cloakroom (Could be converted back), sitting room, open plan kitchen/dining area. First Floor: Two double bedrooms, single bedroom and house bathroom.

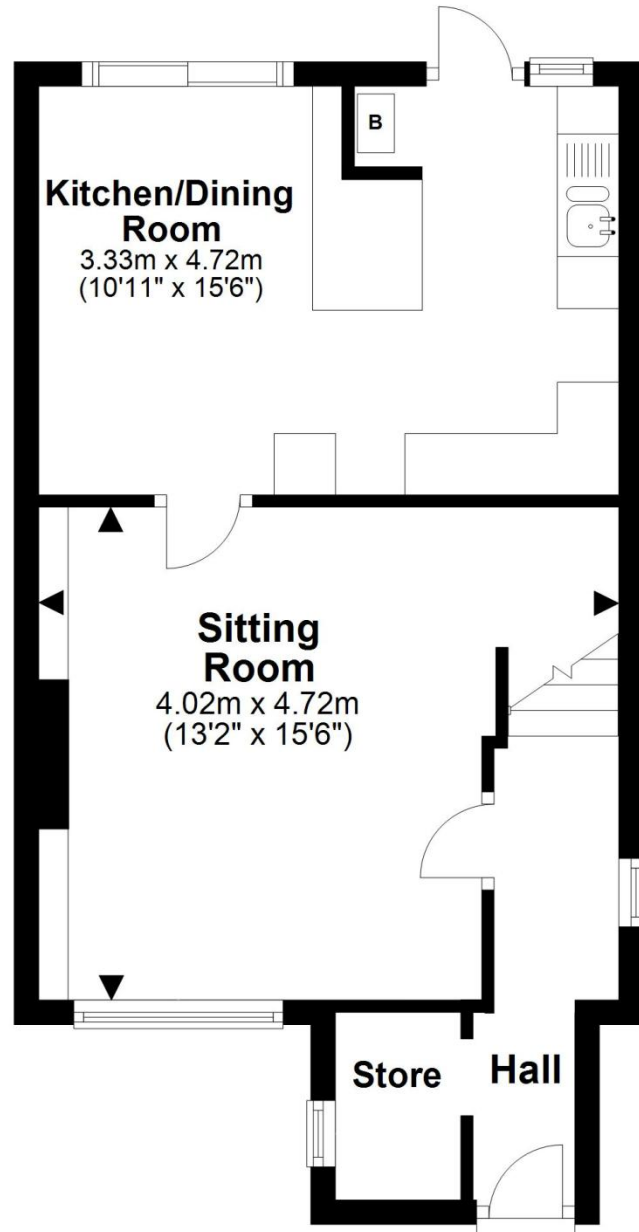
The property is situated on a small estate to the north of the town centre off the Gillamoor Road.

Kirkbymoorside has a good range of local amenities and falls within the catchment area of the highly regarded Ryedale School as well as Kirkbymoorside Community Primary School. The town has a very popular 18 hole golf course, as well as ideally located to enjoy the North York Moors National Park and the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



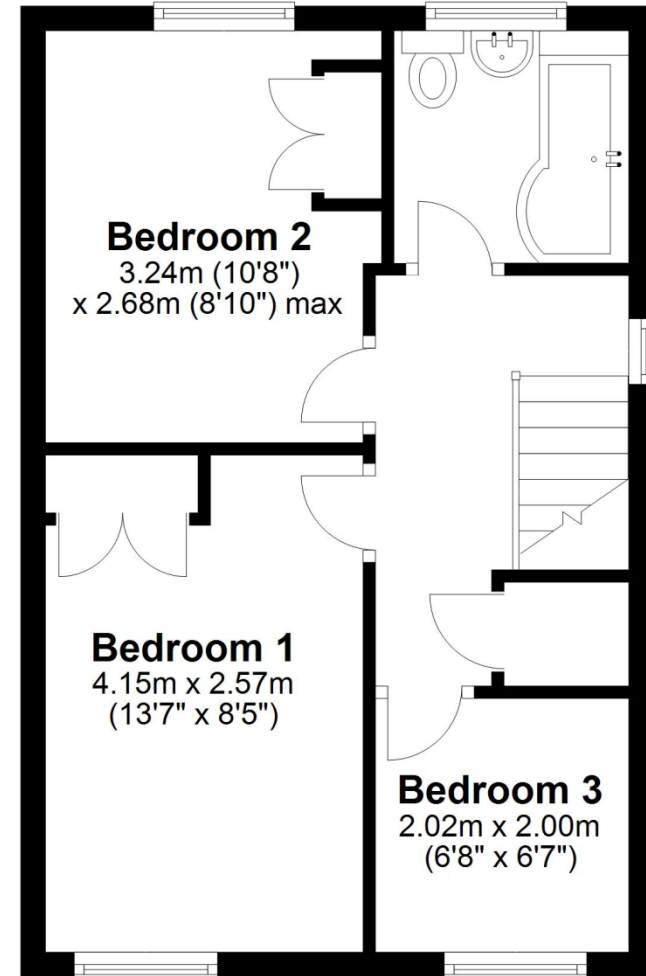
Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.2 sq. feet)

31 Keld Head Orchard, Kirkbymoorside

For information purposes, not to scale





Tenure: We understand the property to be freehold. Freehold vacant possession will be given on completion.

Services: Mains gas, drainage and electricity are laid on. Gas fired central heating.

Property Tax: Band C

Energy Performance Rating: Band C

Location:

What3words///repeating.shot.crisps

Photography: By Peter Illingworth

Need to sell your own property?

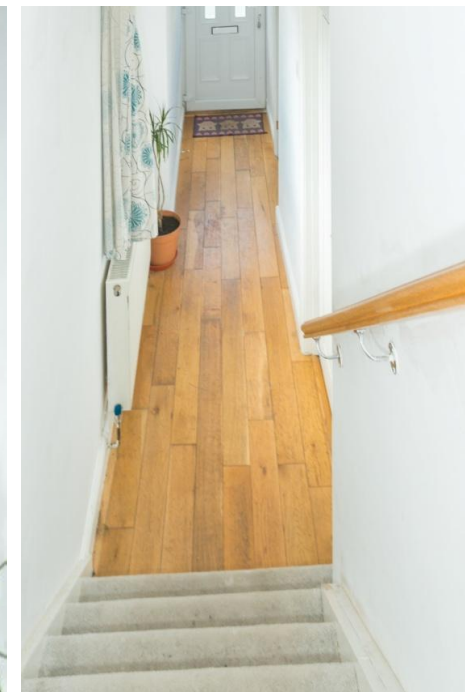
Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Need advice on buying through another agent?

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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