



The Rowans, Keldholme
Kirkbymoorside, York, YO62 6ND
Price Guide £585,000

Standing on approx 0.4 acres or thereabouts, within the much sought after village of Keldholme can be found this delightful three bedroom, detached stone built bungalow with views over open countryside to the east. The property has the benefit of lawned gardens to the front and rear, large gravelled car standing area with double garage, summer house, greenhouse, garden shed and patio.

Accommodation briefly comprises: Open entrance porch, hall, sitting room with double doors to dining room, fitted kitchen, cloakroom, bedroom 3/study, inner hall, rear entrance porch, principal bedroom with en-suite wet room and house bathroom.

Gas fired central heating, double glazed windows.

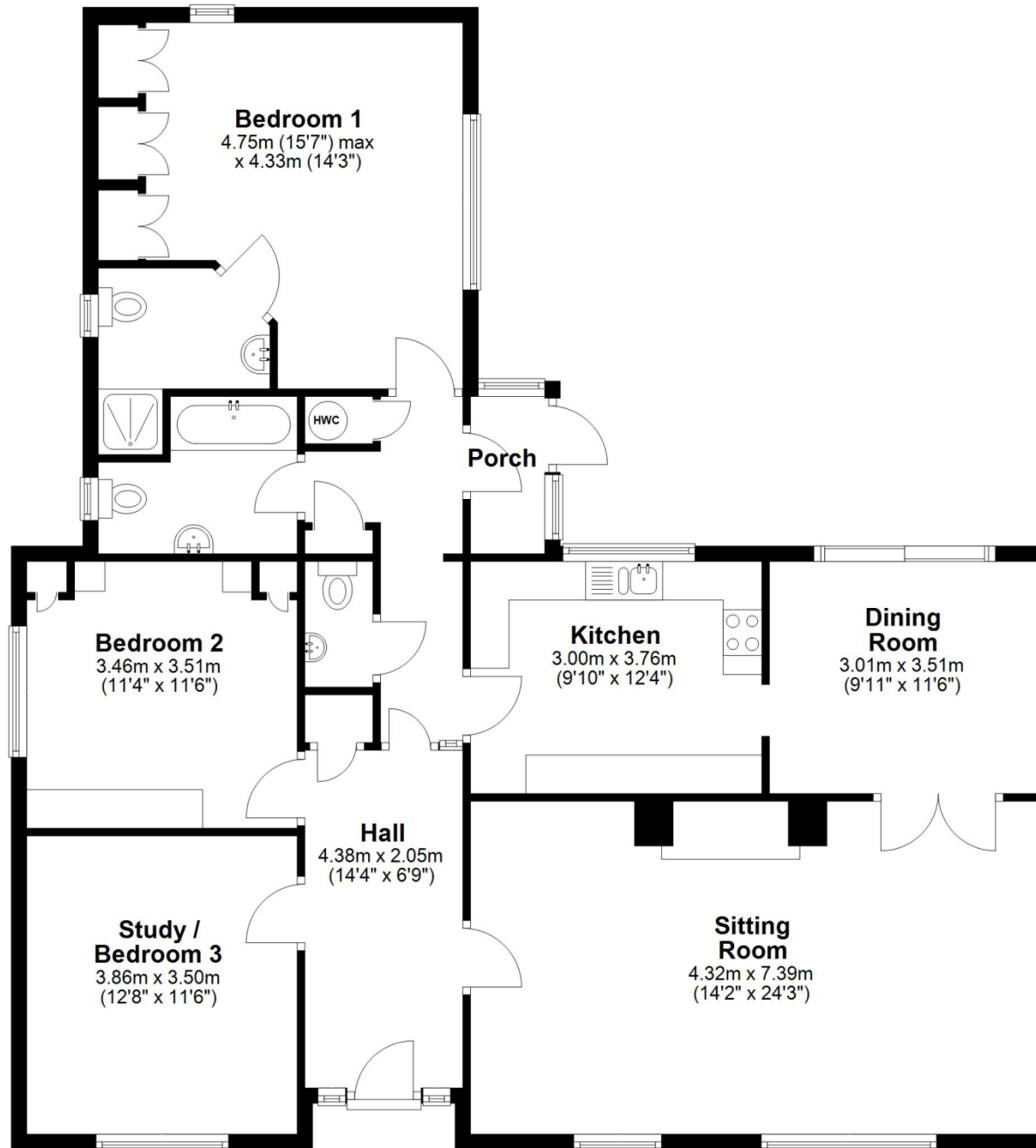
The property is approached by a shared tarmaced drive with the adjoining property and this leads through to The Rowans.

The village of Keldholme is situated to the east of the ancient market town of Kirkbymoorside and is ideally positioned to enjoy the renowned North York Moors National Park and the Great Dalby Forest. Other than Kirkbymoorside which has a good range of amenities, are the local ancient market towns of Helmsley, Pickering and Malton. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

Approx. 131.5 sq. metres (1415.8 sq. feet)



Total area: approx. 131.5 sq. metres (1415.8 sq. feet)

The Rowans, Kirkbymoorside

For information purposes, not to scale





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

Services: Mains water, gas and electricity are laid on. Private treatment centre.

Note: Restrictive covenants: Not to carry out a trade or business on the property, nor to be used or permit the same to be used for any purposes other than a private dwelling house. No noisy, offensive or dangerous pursuit to be carried on which constitute a nuisance.

Property Tax: Band F

Energy Performance Rating: Band D

Photography: By Peter Illingworth

Location: what3words:///educates.formally.blogs

Mobile Coverage: EE, Vodafone, Three and O2

Satellite: BT and Sky

Broadband: Basic 11 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Flood Risk: Very low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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Viewing:

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



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