2 The Green | Nawton, York

A well-appointed 3 bedroom cottage available to rent in the sought-after North Yorkshire village of Nawton-Beadlam. Nawton is situated mid way between Kirkbymoorside and Helmsley where a good range of shopping and recreational facilities are available. The village itself boasts a range of amenities, including a lovely community playpark, alongside football, cricket and tennis court. There is also a Primary school and the renowned Ryedale School. With access to countryside walks and cycling tracks close by. The village is also on the local coastal bus route.

- A terraced three bedroom family home
- Three bedrooms and family bathroom
- Popular village location
- No smokers allowed
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Living room, kitchen and large hallway
- With rear garden and parking
- To be let on an Assured Periodic Tenancy
- Usual reference checks apply following an application
- Available immediately

£895 PCM

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ACCOMMODATION

ON THE GROUND FLOOR

LIVING ROOM

16'5" x 13' (5.00m x 3.96m)

Front aspect uPVC double glazed window and entrance door, fireplace (blocked off) with timber surround, 2 no. double radiators. Double doors to:

KITCHEN/DINING AREA/HALLWAY

18'9" x 16'9" (5.72m x 5.11m)

Rear aspect opaque uPVC double glazed window, range of fitted base and wall mounted units, built-in oven with cooker hood over, stainless steel sink and drainer with chrome mixer tap, plumbing for washing machine. There is a walk-in under stairs cupboard in the hallway.

TO THE FIRST FLOOR

LANDING

9'11" x 7'10" (3.02m x 2.39m)

BEDROOM 1

16'9" x 11'6" (5.11m x 3.51m)

Front aspect uPVC double glazed windows, decorative fireplace, fitted wardrobe, single radiator.

BEDROOM 2

9'11" x 8'7" (3.02m x 2.62m)

Rear aspect uPVC double glazed windows, double radiator.

BEDROOM 3

10'2" x 9'6" (3.10m x 2.90m)

Rear aspect uPVC double glazed window, cupboard housing Worcester Greenstar gas fired boiler.

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BATHROOM

9'1" x 5' (2.77m x 1.52m)

uPVC double glazed window, three piece suite comprising panelled bath with shower over and glazed screen, low flush wc and wash hand basin, heated towel rail, extractor fan, part tiled walls.

OUTSIDE

There is a forecourted low walled garden to the front and garden to the rear with shed (10' x 8'), with access across a shared yard. Off-street parking for one car.

SERVICES

We understand the property is connected to mains gas, electricity, water, and drainage supplies. Gas-fired boiler for central heating and hot water.

VIEWING

Strictly by appointment with the Agents: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton Office.

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COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

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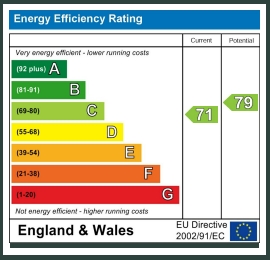

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BC Est. 1801