



## Wood Cross Lodge, 2 Brier Park | Nawton, York

An immaculately presented four bedroom link detached property, which has been improved significantly in recent years. The villages of Nawton and Beadlam offer a public house, fish and chip shop, Indian restaurant and regular bus services to Helmsley and Kirkbymoorside, combined with excellent local primary and secondary schooling, surrounded by beautiful countryside and walks.

- A beautifully presented four bedroom family home
- Entrance hall, dining kitchen, and living room
- Master bedroom with en-suite, three bedrooms, and house bathroom
- Garage, off-street parking, and gardens
- Located in the heart of the village within walking distance of amenities
- 3 miles from the historic market towns of Helmsley and Kirkbymoorside and approximately 25 miles from the City of York



**Guide Price £410,000**

**BoultonCooper**

**BC**  
Est. 1804



# Wood Cross Lodge, 2 Brier Park | Nawton, York



## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE PORCH

5'10 x 3'1 (1.78m x 0.94m)

With timber entrance door and side aspect timber framed double glazed windows.

### SITTING ROOM

18' x 12' (5.49m x 3.66m)

A dual aspect room with timber framed double glazed windows to the front and side, cast iron wood burning stove on a stone hearth with brick surround, exposed timber ceiling beams, tiled floor.

### REAR ENTRANCE HALL

18'2 x 5'10 (5.54m x 1.78m)

Timber entrance door, double radiator, wooden floor, staircase to the first floor.

### CLOAKROOM

With low flush wc, corner wash hand basin, and side aspect opaque timber framed double glazed window.

### KITCHEN

10' x 9' (3.05m x 2.74m)

Fitted with a range of base and wall mounted units and work surfaces over, triple oven and grill, 4 ring gas hob, space for a fridge/freezer, timber framed double glazed windows to the side and rear, opens to:

## DINING ROOM

10' x 8'11 (3.05m x 2.72m)

French doors to the outside, fitted shelving unit, oak flooring, double radiator.

## TO THE FIRST FLOOR

### LANDING

12'4 x 6'6 (3.76m x 1.98m)

Airing cupboard housing hot water cylinder.

### BEDROOM 1

12'9 x 11'3 (3.89m x 3.43m)

Front aspect timber framed double glazed window with window shutters, exposed timber ceiling beam, oak flooring, double radiator.

### EN-SUITE SHOWER ROOM

11'3 x 7'3 (3.43m x 2.21m)

A four-piece suite comprising walk-in shower with tiled enclosure and glazed door, low flush wc, wash hand basin set into a vanity unit, and bidet. Tiled floor, tiled shower enclosure, chrome heated towel rail, and side aspect timber framed double glazed window.

### BEDROOM 2

14'6 x 9'8 (4.42m x 2.95m)

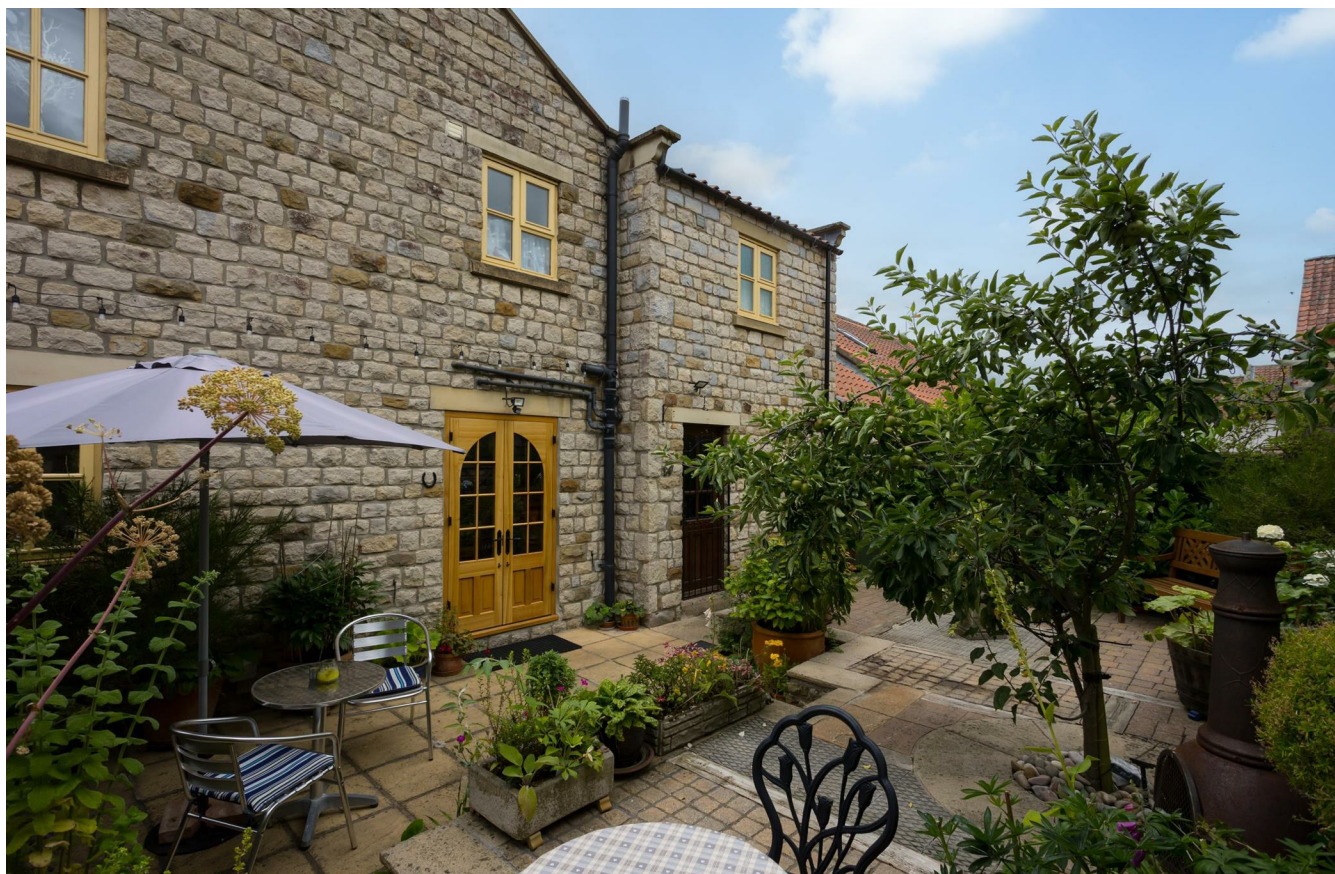
A dual aspect room timber framed double glazed windows to the front and side, oak flooring, double radiator.

### BEDROOM 3

13'7 x 10' (4.14m x 3.05m)

A dual aspect room timber framed double glazed windows to the front and side, built-in wardrobes, double radiator.





#### BEDROOM 4

9'10 x 7'11 (3.00m x 2.41m)

Side aspect timber framed double glazed window, oak flooring, double radiator.

#### FAMILY BATHROOM

8'3 x 5'6 (2.51m x 1.68m)

A four-piece suite comprising tiled bath, shower cubicle, low flush wc, and pedestal wash hand basin. Part-tiled walls, tiled floor, side aspect timber framed double glazed window.

#### OUTSIDE

To the outside, there are compact lawned garden areas with apple trees and established planting to the front and side, and to the rear are low maintenance, south-facing gardens with patio area and access to the garage.

#### GARAGE

20'7 x 10'10 (6.27m x 3.30m)

Electric roller door to the front and personnel door to the rear.

#### SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. Gas-fired central heating with newly installed Ideal Logic boiler. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

#### TENURE

We understand to be freehold with vacant possession on completion.

#### VIEWING

Strictly by appointment with the Agents, BoultonCooper: 01439 770232.

#### DIRECTIONS

From our Helmsley office, proceed eastbound on the A170 towards Kirkbymoorside. Upon entering the village of Nawton, turn left opposite the 'Rose & Crown' on to Chapel Street, and then take the first left on to Brier Park. Wood Cross Lodge/No.2 can be found on your right hand side. Please note, there is no 'For Sale' board at the property currently. Postcode: YO62 7SG.

#### COUNCIL TAX BAND

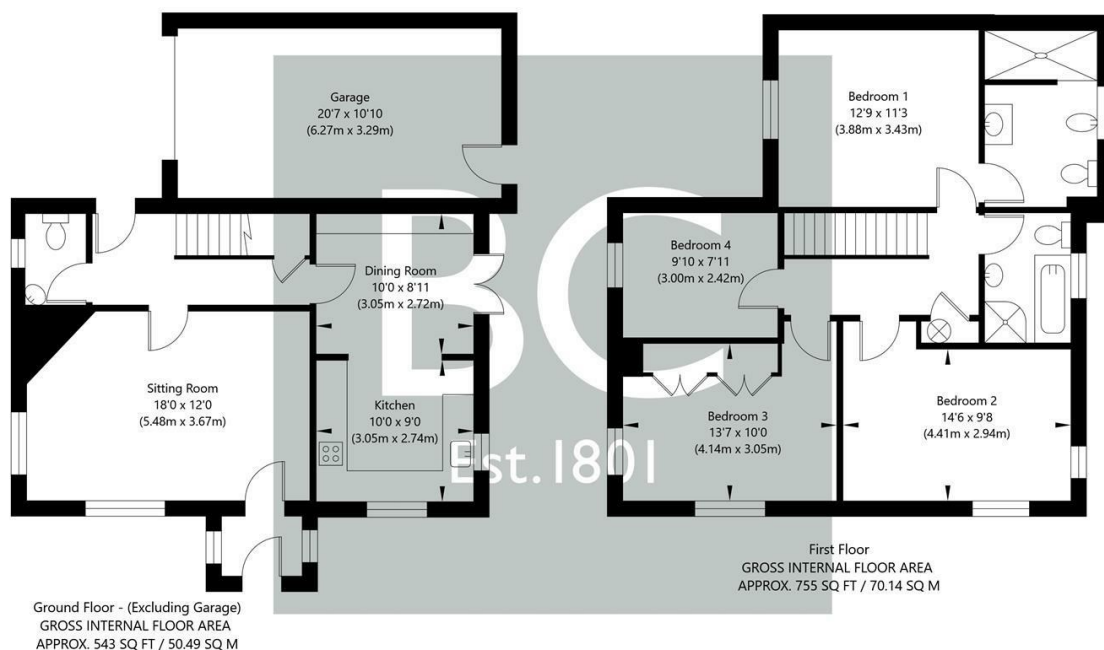
We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

#### ENERGY PERFORMANCE RATING

Assessed in Band C.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1298 SQ FT / 120.63 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

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## COUNCIL TAX BAND

D

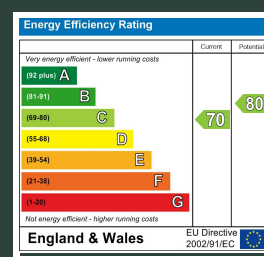
## ENERGY PERFORMANCE RATING

C

6 Bondgate, Helmsley, YO62 5BR

t: 01439 770232

e: helmsley@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



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