



2 Valley View | Nawton, YO62 7SS

A traditional mid terrace home in this sought after location with accommodation on two floors comprising entrance lobby, sitting room with multi burning stove, good sized dining kitchen with walk-in pantry and conservatory on the ground floor with landing, three bedrooms and wet room on the first floor.

Externally there is a hardstanding area to the front with additional good sized rear garden enjoying views over open fields beyond.

The property is in need of some modernisation but has been re roofed using the existing tiles in 2025 and offers the potential to provide a comfortable family home. The village of Nawton provides schooling at junior and senior levels and also has a local sports field/play area and public house and takeaway/restaurant. The towns of Helmsley and Kirkbymoorside are within a short distance and offer a wider range of facilities.



Guide Price £170,000

2 Valley View | Newton



Accommodation Comprises:

Entrance Lobby

Staircase to first floor. Doors off leading to sitting room and kitchen.

Sitting Room

16'7" x 10'11" (5.05m x 3.33m)

With multi-fuel stove, double glazed windows to the front and rear elevations.

Dining Kitchen

With floor and wall units comprising one and a half bowl sink unit, work surfaces, tiled splash-backs; plumbing for

dishwasher and washing machine, tiled flooring. Walk-in Pantry. Double glazed window to the front elevation. Door to Conservatory.

Conservatory

9'2" x 13'8" (2.79m x 4.17m)

Door to leading to outside and coalhouse 9'3" x 6'4"

First Floor

Landing

Double glazed window to rear elevation and central heating radiator.



Bedroom One

8'3" x 14'7" (2.51m x 4.45m)

Double glazed window to the front elevation and central heating radiator.

Bedroom Two

10'4" x 8'5" (3.15m x 2.57m)

With built in wardrobes, double glazed window to the front elevation and central heating radiator.

Bedroom Three

7'11" x 9'9" (2.41m x 2.97m)

Double glazed window to the rear elevation and central heating radiator.

Wetroom

With shower unit, non slip flooring, pedestal wash hand basin, low flush w.c., double glazed window.

Outside

To the front of the property there is a hard standing area; the rear garden comprises lawn with borders containing flowering plants, bushes and shrubs and borders open fields beyond.

Services

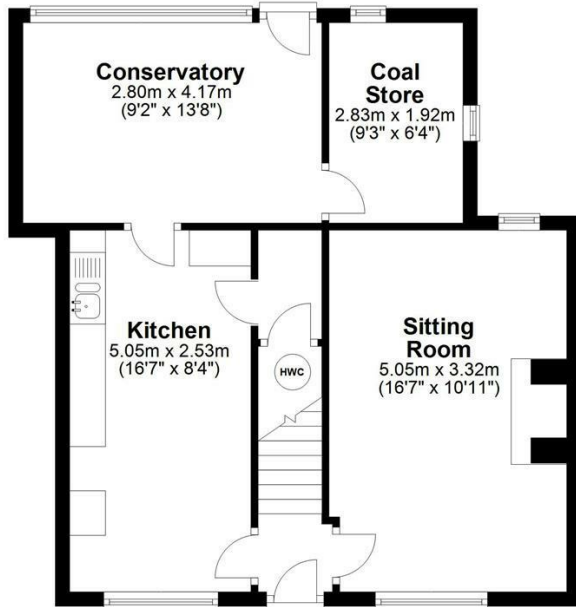
Mains electricity, water and drainage are connected.



2 Valley View | Nawton

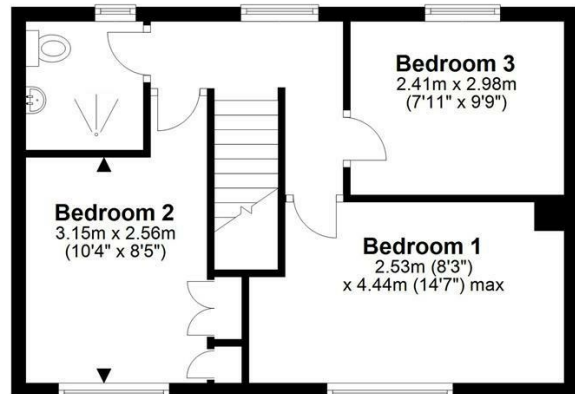
Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.4 sq. feet)
2 Valley View, Nawton

VIEWING

Strictly By appointment with the agents

COUNCIL TAX BAND

B

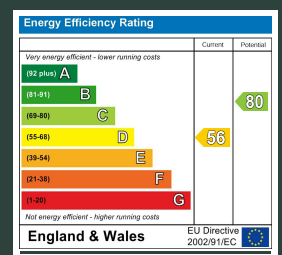
ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801