



19 The Sidings | Nawton, York, YO62 7TJ

A modern terraced house situated in the popular village of Nawton, having family size three bedroom accommodation together with quality fittings to both kitchen and bathrooms.

The property has beautiful oak doors throughout with under floor heating to the ground floor and radiators to the bedrooms.

Having a efficiency rating of B this property has recently had a new high-efficiency boiler installed with a 12 year warranty, and has a full Heatmiser Neo smart thermostat system which allows control of the heating whilst away from

the property.

Accommodation comprises: Entrance Hallway, Sitting Room, Dining Kitchen, Cloakroom. To the first floor the master bedroom has a en suite shower room, two further bedrooms and family bathroom.

The low maintenance front and rear gardens with raised beds allows selective planting and beyond the rear garden a block paved parking area for 2 cars.

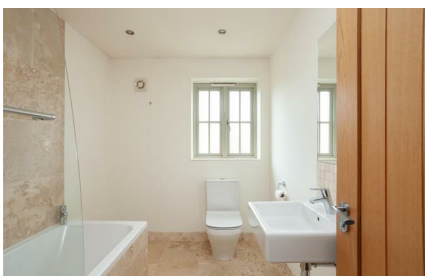


Guide Price £250,000

BoultonCooper

BC
Est. 1804

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Canopy Porch Over Front Door

Leads to:

Reception Hallway

With wooden flooring, door leads to spacious sitting room.

Cloakroom

Having wash hand basin with mixer tap over, low flush w.c., extractor fan, fuse board.

Sitting Room

16'2" x 12' (4.93m x 3.66m)

With wooden flooring, double glazed window to front elevation, with underfloor heating, understairs storage cupboard, door to:

Dining Kitchen

16'1" x 10'8" (4.90m x 3.25m)

Housing a range of good quality high gloss units with work surfaces over, undermount Belfast sink with mixer tap over, numerous wall and base units incorporating drawer compartments with

tiled splash backs. Rangemaster range cooker with Rangemaster extractor canopy over, built in fridge freezer, pull out larder unit, slim line dishwasher. Spot lighting and double glazed window to the rear elevation, quality bifold doors opening onto the rear garden, wood flooring, stairs to first floor landing.

First Floor Galleried Landing

With built in overstairs cupboard, velux sun tunnel over.

Master Bedroom

11'5" x 9'3" (3.48m x 2.82m)

With double glazed window to the rear elevation, central heating radiator, access to boarded loft space, door to en-suite.

En Suite Shower Room

Comprising double shower cubicle with shower unit and quality tiling.

Wash hand basin with tiled splash backs, low flush w.c., chrome heated towel rail, fitted bathroom cabinet with mirrored doors, extractor fan and spot lighting.



Bedroom Two

11'2" x 8'9" (3.40m x 2.67m)

With double glazed window to the front elevation overlooking fields, central heating radiator.

Bedroom Three

8' x 7' (2.44m x 2.13m)

With double glazed window to front elevation, central heating radiator,

Bathroom

Luxury fitted bathroom with tiled panel bath having mixer tap, shower attachment and tiled splash backs and shower screen. Wash hand basin with mixer taps and tiled splash back, low flush w.c., extractor fan, spot lighting, double glazed window to the rear elevation with tiled window sill, chrome heated towel rail and complementary matching floor tiling.

Outside

Pathway leads to gravelled front garden with dry stone boundary wall and black railings to either side.

Low maintenance rear garden of slate with raised beds for planting, privacy fencing to the boundaries and gate leading to block paved driveway capable of parking two cars, side by side.

Services

Mains Electricity, gas, water and drainage are connected.

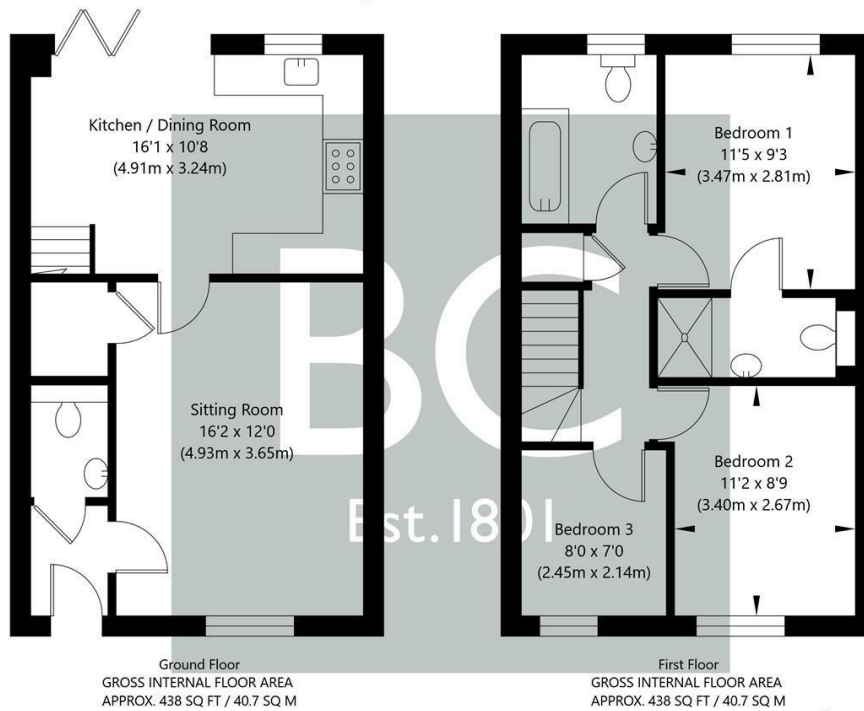
Zoned under floor heating to the ground floor with radiators to the first floor.

Pre-wired ethernet networking sockets to sitting room and all bedrooms.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 876 SQ FT / 81.4 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by Appointment with the agents.

COUNCIL TAX BAND

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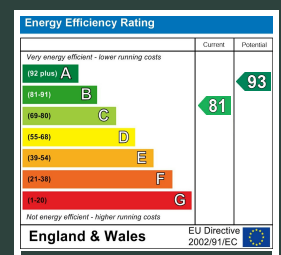
ENERGY PERFORMANCE RATING

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