



11 Kirkdale Manor Highfield Lane | Nawton YO62 7TL

A beautiful property situated in this quiet location in this impressive location within the gated grounds of Kirkdale Manor.

The accommodation which is well proportioned comprises; Impressive reception hallway, spacious dining kitchen with doors opening onto the rear garden, attractive sitting room with fireplace, cloakroom with w.c., The ground floor benefits from underfloor heating, Galleried landing, three good size bedrooms and luxury fitted bathroom to the first floor.

Externally there is a good size garden, garage and parking.

The property has the use and benefit of the extensive landscaped communal gardens and grounds as well as use of private tennis court.

Located just 3 miles from Helmsley on the edge of the North York Moors National Park Nawton is a community in itself with a number of local amenities including pub, restaurant and highly regarded school. The thriving market town of Helmsley offers further excellent facilities and an abundance of quality eating houses.



Guide Price £350,000

BoultonCooper

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Est. 1804

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Entrance door leads to:

Impressive Reception Hallway

Tiled flooring with under floor heating, understairs storage cupboard, stairs lead to first floor landing, spot lighting.

Cloakroom

Tiled flooring with under floor heating, spot lighting, low flush w.c., wash hand basin and extractor fan.

Attractive Sitting Room

Feature fireplace with inset stone mantle and hearth with wood burner, stone plinth and oak flooring, double glazed picture window to the front elevation overlooking the Manor.

Spacious Dining Kitchen

Tiled flooring with underfloor heating, extensive range of good quality wall and base units incorporating drawer compartments with stainless steel splash backs, four ring induction hob with extractor canopy over, built in oven and

microwave, 1/2 bowl drainer sink unit set within rolled edge work surfaces with mixer tap over. Built in washer dryer, dishwasher and fridge freezer, double glazed window to the rear elevation and double glazed french doors opening onto the rear garden and patio.

First Floor

Galleried Landing

Bedroom

Two double glazed windows to the front elevation, central heating radiator, spot lighting and television aerial point. View over the garden.

Bedroom Two

With double glazed window to the rear elevation, central heating radiator, spot lighting. View over the garden.

Bedroom Three

Double glazed window to the front elevation, central heating radiator, spot lighting.



Bathroom

Comprising panelled bath with shower unit over, wash hand basin, low flush w.c., tiled flooring, chrome heated towel rail, spot lighting, double glazed velux window and low level cupboards. Electric underfloor heating.

Outside

The communal front garden is laid to lawn with pathway leading to front door, attractive enclosed rear garden with laid lawn, flower/shrubbery borders, shrubbery border and climbing rose, and patio; door leading to GARAGE of brick construction having light, power and double doors. Outside water tap and power point.

The property also has use of and benefit of extensive landscaped communal gardens and grounds as well as use of a private tennis court.

Tenure

The property is leasehold currently on a 999 year lease.

The owner is a shareholder in both the Manor Freehold Company and the Management Company and these will be transferred to the new owners on purchase.

Services

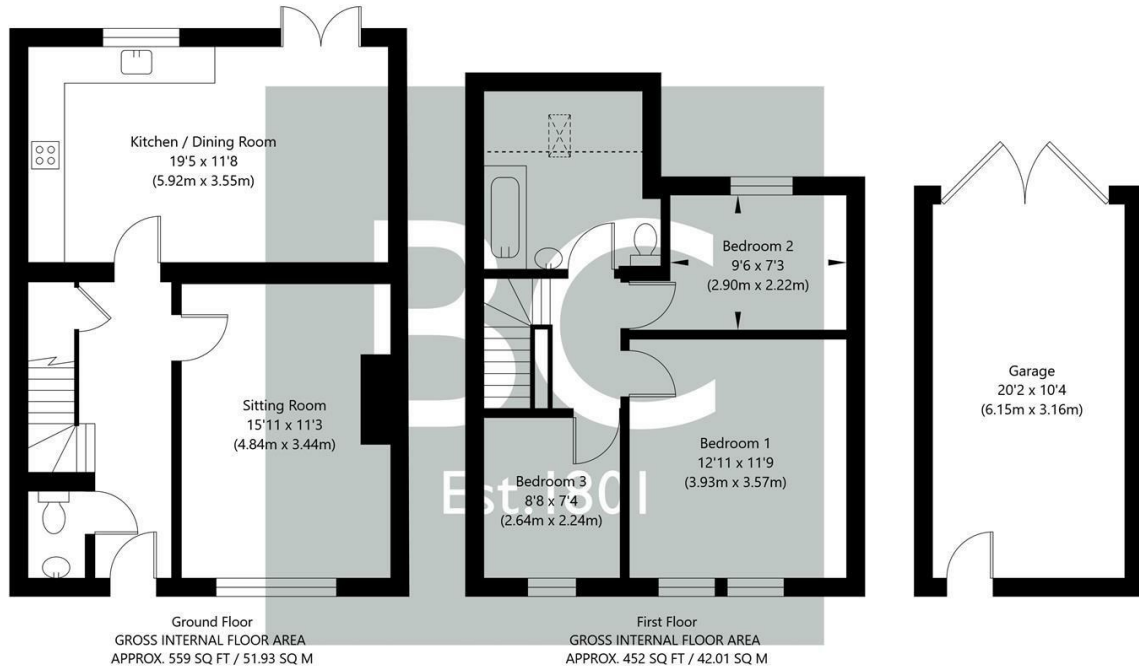
Biomass heating system, mains drainage and electricity.

Service Charge

A service charge is payable and currently at £1219.22 pa until 30/04/2023



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1011 SQ FT / 93.94 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

By telephone appointment with the Agents Pickering Office. Tel: 01751 472724

COUNCIL TAX BAND

E

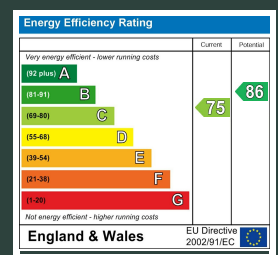
ENERGY PERFORMANCE RATING

C

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