



## 1 The Green | Nawton, York, YO62 7SW.

### VIEWING ESSENTIAL.

Situated in the village of Nawton this bay fronted Victorian property offers spacious accommodation throughout and comprises; impressive spacious entrance hallway, sitting room with attractive feature fireplace, dining kitchen, to the first floor there is a galleried landing, two good sized double bedrooms and bathroom.

The property offers potential to be three bedroom subject to any necessary planning permission which may be required.

To the outside there is a walled front garden,

parking and further garden to the rear.

The village of Nawton offers reputable schooling and provides recreational facilities to include tennis courts, cricket and football and also playpark. The towns of Kirkbymoorside and Helmsley are only a short driving distance however the property does lie on the local bus route providing access to the local towns, coast and city of York.



**Guide Price £225,000**



# 1 The Green | Nawton, York



## Accommodation Comprises

### Entrance Door Leads to:

#### Spacious Reception Hallway

16'10" x 6'3" (5.13m x 1.91m)

With central heating radiator, stairs to first floor landing.

#### Sitting Room

13'6" x 13'11" (4.11m x 4.24m)

With attractive feature fireplace, wooden surround, cast iron inset with decorative tiles, coal effect gas fire. Bay window to the front elevation, central heating radiator.

#### Dining Kitchen

12' x 20'4" (3.66m x 6.20m)

Comprising single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, electric cooker point, oven/hob, free standing boiler, plumbing for automatic washing machine, laminate flooring, central heating radiator, french doors opening onto the rear.

#### First Floor

##### Galleried Landing

With arched window to the front elevation, central heating radiator.





### Bedroom One

13'6" x 13'11" (4.11m x 4.24m)

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

### Bedroom Two

11'11" x 12'7" (3.63m x 3.84m)

With double glazed window to the rear elevation, central heating radiator and built in cupboard.

### Bathroom

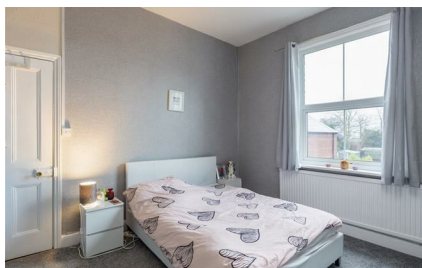
Panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., partial wall tiling, airing cupboard, access to roof space and central heating radiator.

### Outside

The garden is detached from the house with laid lawn and garden shed, parking are to the rear of the property.

### Services

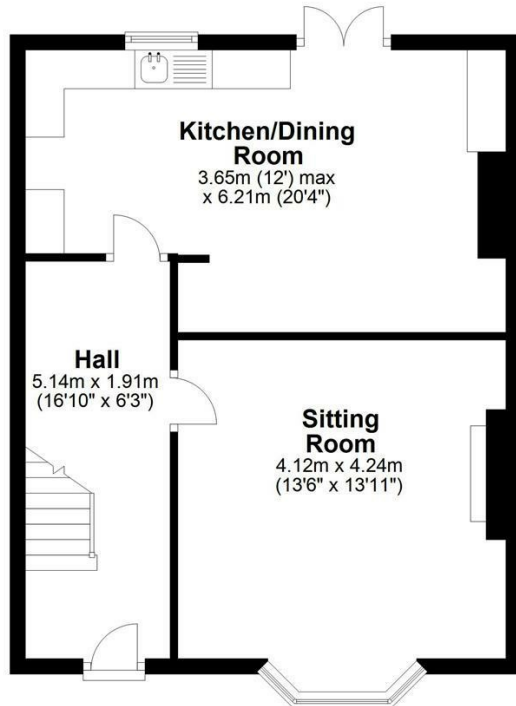
Mains electricity, gas, water and drainage.



# 1 The Green | Nawton, York

## Ground Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



## First Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



Total area: approx. 98.0 sq. metres (1054.7 sq. feet)

**1 The Green, Nawton**

## VIEWING

Strictly By Appointment with the agents

## COUNCIL TAX BAND

C

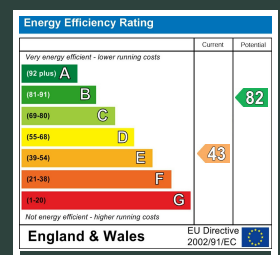
## ENERGY PERFORMANCE RATING

E

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

t: 01751 472724

e: pickering@boultoncooper.co.uk



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