



Cartref, Sykehead Lane | Nawton. YO62 7SA

BoultonCooper





Cartref Sykehead Lane, Nawton

A TWO BEDROOM DETACHED BUNGALOW situated in this attractive rural setting enjoying gardens and woodland in all extending to a site of approximately 1.73 acres.

The accommodation comprises entrance porch, sitting room with doors leading to sunroom, kitchen, two bedrooms and bathroom on the ground floor. In addition there are two attic rooms.

Externally there is a good driveway which provides parking and turning area, CARPORT, larger than average GARAGE and attractive gardens plus lovely woodland area.

Cartref is situated in a delightful position which allows for uninterrupted views across open countryside and the North York Moors National Park beyond. The market towns of Kirkbymoorside and Helmsley are within easy driving distance.

In all the site is about acres or thereabouts. VIEWING IS HIGHLY RECOMMENDED.

Guide Price £500,000

Accommodation Comprises

Entrance Door

Leads to:

Entrance Porch

2.51m x 1.52m (8'3" x 5')

With double glazed windows and door to kitchen.

Kitchen

6.58m x 2.87m (21'7" x 9'5")

Stainless steel sink unit and double drainer, wall and base units, display cabinets and shelving, spice rack, tiled work surfaces and exposed brick wall. Rayburn range, plumbing for automatic washing machine and dishwasher. Window and door leading into sun room and door into garage.

Sun Room

6.15m x 2.31m (20'2" x 7'7")

With wooden flooring and double glazed windows, door to outside.

Spacious Sitting Room

6.60m x 3.76m (21'8" x 12'4")

Having wooden flooring, brick fire place with multi burning stove and flag stone hearth, display shelving. Spot lighting to ceiling and patio doors leading into the sun room.

Inner Hallway

With double width cupboard.

Bedroom One

4.01m x 4.42m (13'2" x 14'6")

With built in wardrobes and central heating radiator, double glazed window to the rear elevation overlooking the garden and woodland beyond.



Bedroom Two

4.01m x 4.45m (13'2" x 14'7")

With wardrobes, central heating radiator and double glazed window to the rear elevation overlooking the garden and woodland beyond.

Bathroom

Comprising panelled bath and separate shower cubicle with shower unit, pedestal wash hand basin, low flush w.c. Double glazed window, central heating radiator.

Staircase off Hallway

Leads to attic rooms.

Large Attic Room

7.09m x 4.95m (23'3" x 16'3")

With wood panelling to walls and ceiling, double glazed window and central heating radiator. Door leading to additional attic room.

Additional Attic Room

3.51m x 3.86m (11'6" x 12'8")

With wood panelling to walls and ceiling, skylight double glazed window and good size eaves storage areas.

Outside

To the front of the property there is a large front garden with laid lawn with decking area and attractive flower/shrubbery borders with various other trees and shrubs. Patio area and brick built BBQ.

Large driveway which is partially pebbled/shaled leading to an additional block paved driveway with good sized CARPORT and larger than average GARAGE/WORKSHOP 18'6" X 15'1" having footings capable of extending to the first floor over the garage subject to the necessary planning permissions and consents, with light and power.

To the rear the garden is of good size and incorporates a woodland area together with laid lawn and pebbled areas, flower/shrubbery borders and various other mature trees and shrubs of approximately 1.73 acres. Garden shed, wood store and Summerhouse.

Cartref has a right of way down Sykehead Lane.

Services

Mains electricity and water, septic tank. Solid fuel heating. Solar panels to the the property are owned.





VIEWING


Strictly By Appointment with the Agents.

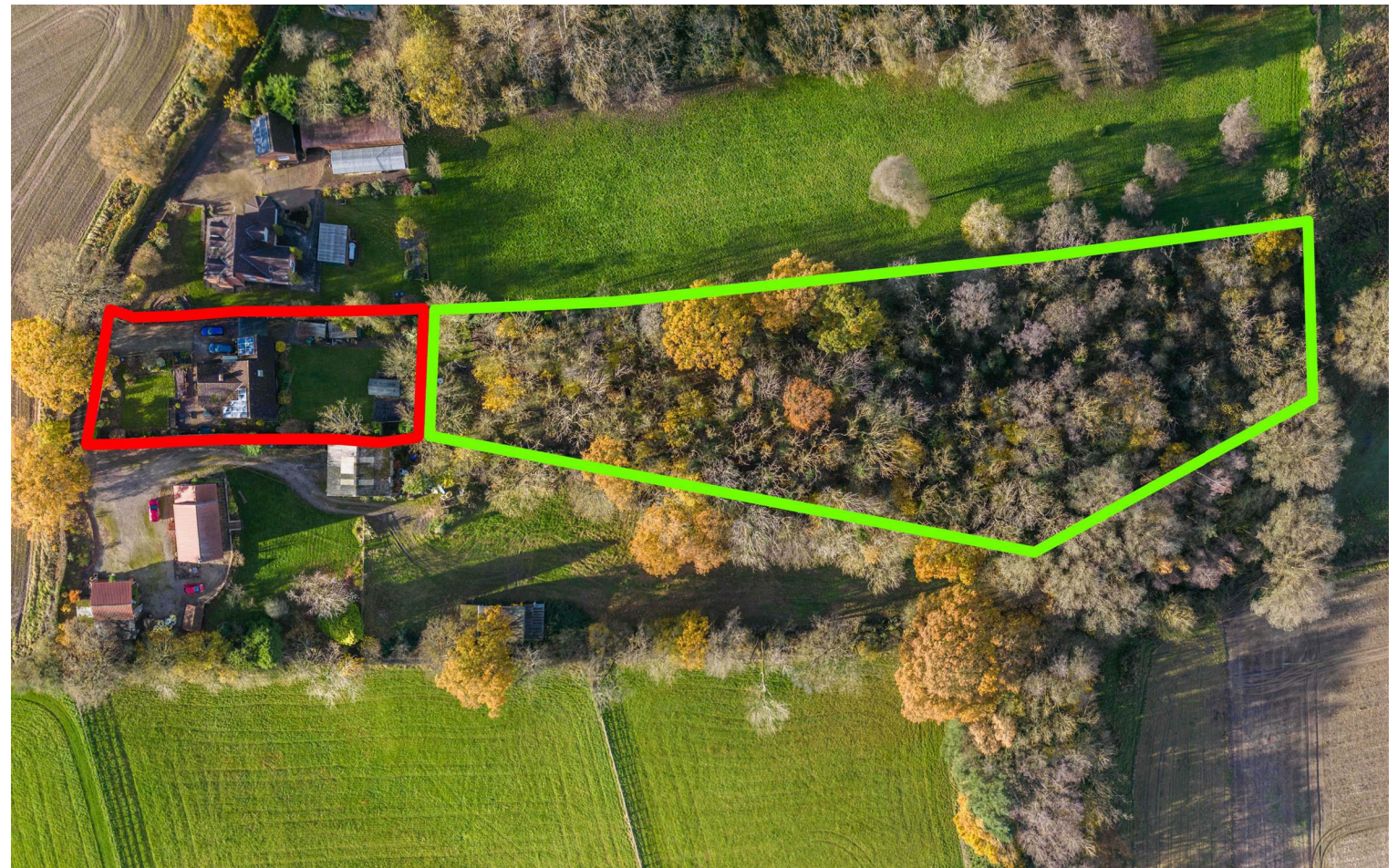
COUNCIL TAX BAND

E

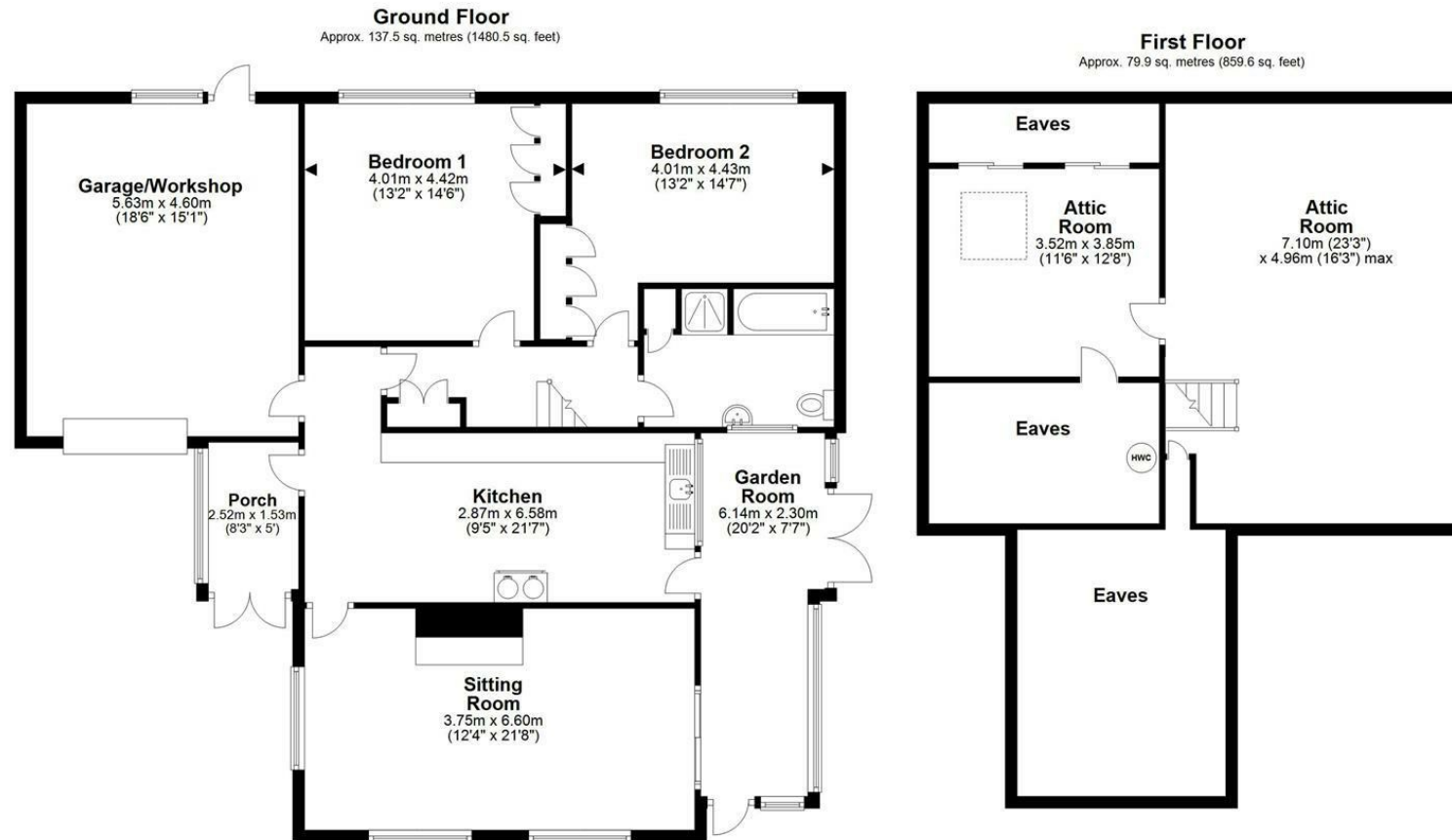
ENERGY PERFORMANCE RATING

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Cartref Sykehead Lane | York



Total area: approx. 217.4 sq. metres (2340.1 sq. feet)
Cartref, Nawton

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.



St Georges House 39 Market Place, Pickering,
YO18 7AE
t: 01751 472724
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper