

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



**14B, BECKETT CLOSE, NAWTON, YO62 7SB**

**An immaculate, newly refurbished mid terrace house  
available to rent on a longer term basis**

**Conservatory/Utility**

**Sitting Room**

**Smart Kitchen/Diner**

**Cloakroom**

**3 Bedrooms**

**Bathroom**

**uPVC Double Glazing**

**Gas Central Heating**

**EPC Rating C**

**Small Gravelled Garden**

**Single Garage**

**Parking**

**RENT: £795 PER MONTH**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Beckett Close lies just off Station Road and is a small development of mixed properties built in the late 90's. The village of Nawton lies approximately 3 miles east of Helmsley with a nice village community, a public house, a takeaway outlet and is on a bus route to the nearby Market towns of Kirkbymoorside and Helmsley. The award winning Beadlam Grange Farm shop, located approx 1 mile to the west, has a first class butchers counter and sells all the usual every day products like milk, vegetables, cheese, bread, newspapers etc. The village is just outside the National Park and has two excellent schools, namely Nawton County Primary and Ryedale School which achieved 'Outstanding' from its last Ofsted Report.

14b comprises an inner terrace (of 3) two storey property providing newly refurbished accommodation with a well appointed kitchen/diner, good size sitting room, utility room/conservatory and downstairs loo. On the first floor there are three bedrooms (the third would make a good office) and stylish modern bathroom with shower over the bath. The property has been newly decorated from top to bottom and fitted with brand new carpets and floor coverings.

Outside there is a detached garage which could take a small car or alternatively used to house a freezer or tumble dryer as it comes with electricity connected and plenty of shelving. The garden is low maintenance with an enclosed gravelled area in front of the property, accessed from the French doors in the kitchen and there is parking at the rear.

The Landlord is looking for a longer term tenant.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains.

Council Tax: We are informed by North Yorkshire Council that the property falls in band C.

Rent: £795 per calendar month, payable monthly in advance by bankers order.

Deposit: A deposit of £795 will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect the deposit, covered by the insurance backed scheme run by MyDeposits.

Outgoings: Tenants will be responsible for payment of gas, electricity, water and Council Tax, plus the cost of a telephone connection (if required and if applicable).

Additional Note: Strictly no smokers.

Viewing Arrangements: By appointment through the Agents. Tel: 01751 430034

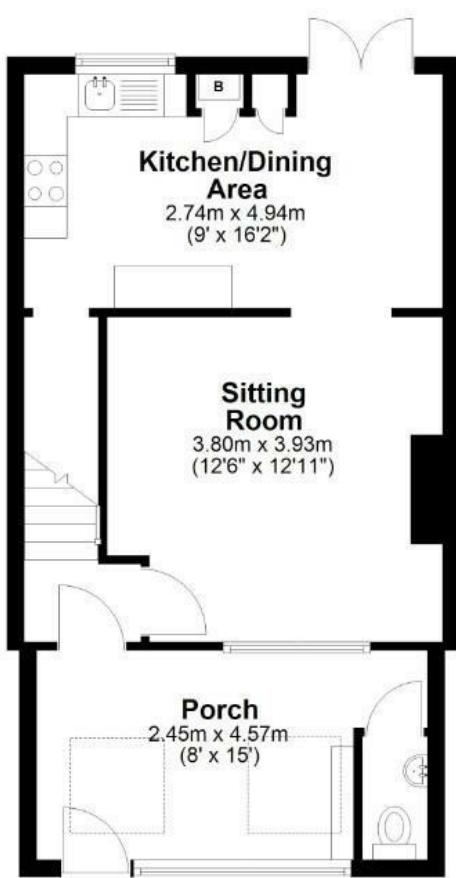
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)



## Accommodation

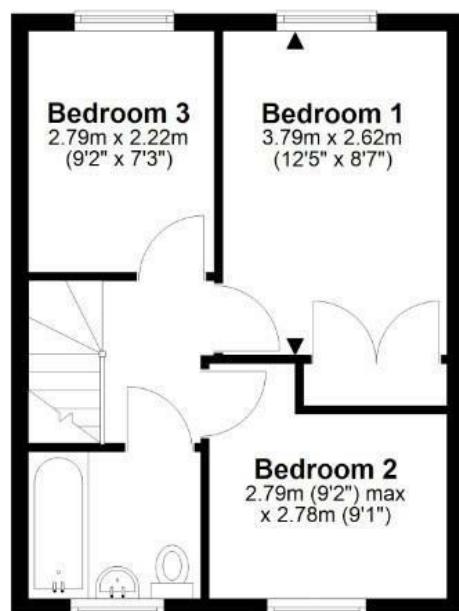
### Ground Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.0 sq. feet)

**14b Beckett Close, Nawton**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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