

# ROUNTHWAITE & WOODHEAD

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



**2C, BECKETT CLOSE, NAWTON, YO62 7SB**

**A substantial stone built terrace house in a prime village setting  
with a good size garden, garage and additional parking**

**Entrance**

**Kitchen/Diner**

**Sitting Room with double aspect**

**Cloakroom**

**4 Bedrooms (one En Suite)**

**Family Bathroom**

**Gas Central Heating**

**EPC Rating C**

**No Onward Chain**

**GUIDE PRICE £285,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**www.rounthwaite-woodhead.co.uk**

## Description

Beckett Close lies just off Station Road in Nawton, a development of mixed properties popular with young families and retired persons alike. The subject property was built in the early 2000's and is situated within a terrace of 4 similar houses.

On arrival you walk into a light and airy entrance hall with doors leading off to a cloakroom, a spacious kitchen/diner with electric oven and hob and a large, double aspect sitting room with French doors opening to the rear garden. The turned staircase and landing leads to a family bathroom plus 4 bedrooms (3 double, 1 single) the main bedroom having an en suite shower room. Fixtures and fittings are now a little dated, but for anyone looking for a 'manageable' makeover project, this property offers precisely that!

Adjoining the house on its western elevation is a single garage with electricity connected and the drive in front provides plenty of parking. The south facing front garden is lawned. At some point in time, the rear garden has been completely gravelled and in essence, is a blank canvas for someone to start again and create a much more attractive area.

The property is offered for sale with no onward chain and therefore a speedy completion can be achieved.

## General Information

Services: Mains water, electricity are connected. Newly installed gas fired central heating. Connection to mains drains.

Council Tax: We are informed by Ryedale District Council that the property falls in band D

EPC Rating: C

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034.

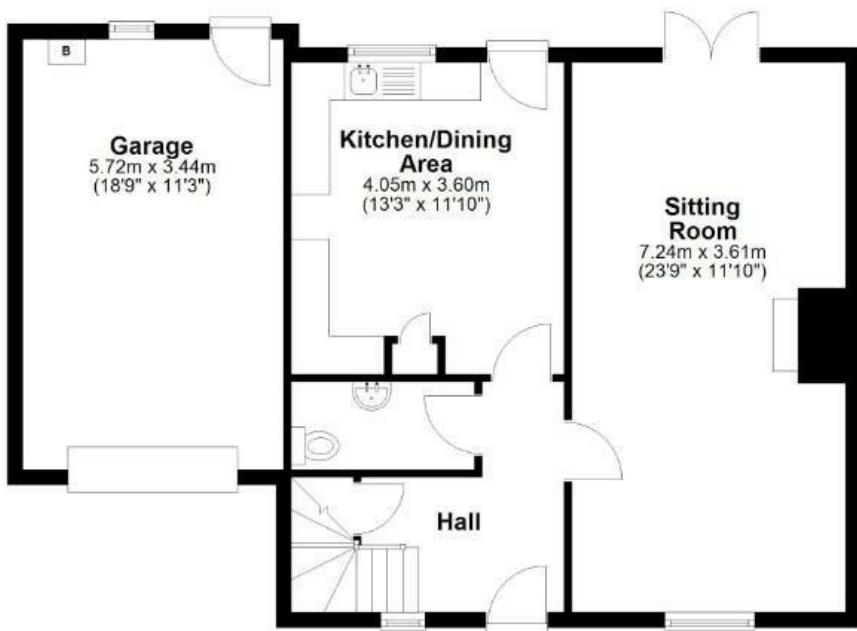
The village of Nawton lies approximately 3 miles east of Helmsley with a nice village community, a public house, a takeaway outlet and is on a bus route to the nearby Market towns of Kirkbymoorside and Helmsley. The award winning Beadlam Grange Farm shop, located approx 1 mile to the west, has a first 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.



# Accommodation

## Ground Floor

Approx. 73.0 sq. metres (785.5 sq. feet)



## First Floor

Approx. 73.0 sq. metres (785.5 sq. feet)



Total area: approx. 146.0 sq. metres (1571.1 sq. feet)

2c Beckett Close, Nawton

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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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