

**5, The Sidings, York, North Yorkshire, YO62 7TJ**  
**Guide price £385,000**

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	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

Immaculate 4 Bedroom Home in the Sought-After Village of Nawton just 3 miles from the thriving market town of Helmsley and 3 miles from the village of Harome home to The Star Inn and The Pheasant. This beautifully appointed four-bedroom semi-detached property perfectly blends traditional charm with contemporary style, offering spacious and elegant living in the heart of the popular North Yorkshire village of Nawton.

Approached via a block-paved driveway providing ample parking, the home boasts a classic exterior with attractive sliding sash windows and includes an detached garage. Inside, the interiors are modern and finished to a high standard while retaining characterful features throughout.

The welcoming living room is a cosy yet refined space, featuring bespoke built-in Shaker-style cupboards and an electric stove set on a stone hearth with a beautiful surround. To the rear of the property lies a stunning Shaker-style dining kitchen, complete with a range cooker, Belfast sink, integrated dishwasher, fridge/freezer, granite countertops and stylish tiled flooring. Bifold doors lead directly out to the enclosed and landscaped rear garden, creating a seamless connection between indoor and outdoor living. A guest cloakroom completes the ground floor.

The oak balustrade staircase rises to a light-filled landing, leading to four well-proportioned bedrooms. The master bedroom benefits from its own modern en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms and features a bath with an overhead shower and screen.

Outside, the front and rear gardens have been thoughtfully landscaped to provide attractive, low-maintenance spaces ideal for entertaining or relaxing in privacy.

Located in a peaceful village setting yet within easy reach of local amenities and countryside walks, this is a superb opportunity to acquire a stylish family home that is ready to move into. Early viewing is highly recommended.



**LOCATION**

Nawton is a charming village in the Ryedale district of North Yorkshire, located just east of Helmsley on the edge of the North York Moors National Park. Surrounded by beautiful countryside, the village offers a peaceful rural lifestyle with local amenities including a primary school and pub. With a strong sense of community and easy access to nearby market towns, Nawton is an ideal spot for those seeking a blend of village charm and natural beauty.

**HALLWAY**

**LIVING ROOM**

17'0" x 12'5" (5.2 x 3.8)

**KITCHEN/DINER**

19'4" x 10'9" (5.9 x 3.3)

**GUEST CLOAKROOM**

**LANDING**

**BEDROOM ONE**

11'5" x 10'9" (3.5 x 3.3)

**EN-SUITE**

**BEDROOM TWO**

11'1" x 9'6" (3.4 x 2.9)

**BEDROOM THREE**

9'6" x 8'10" (2.9 x 2.7)

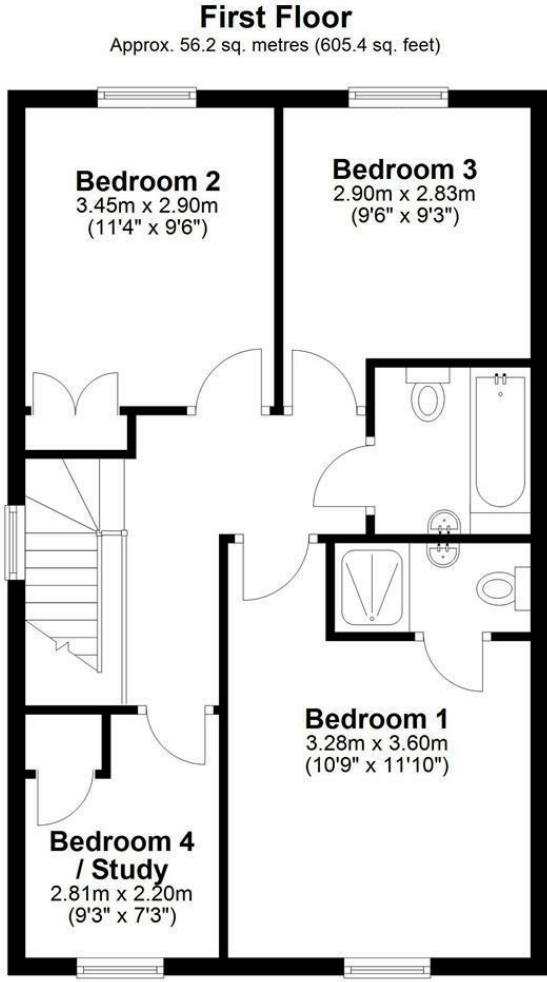
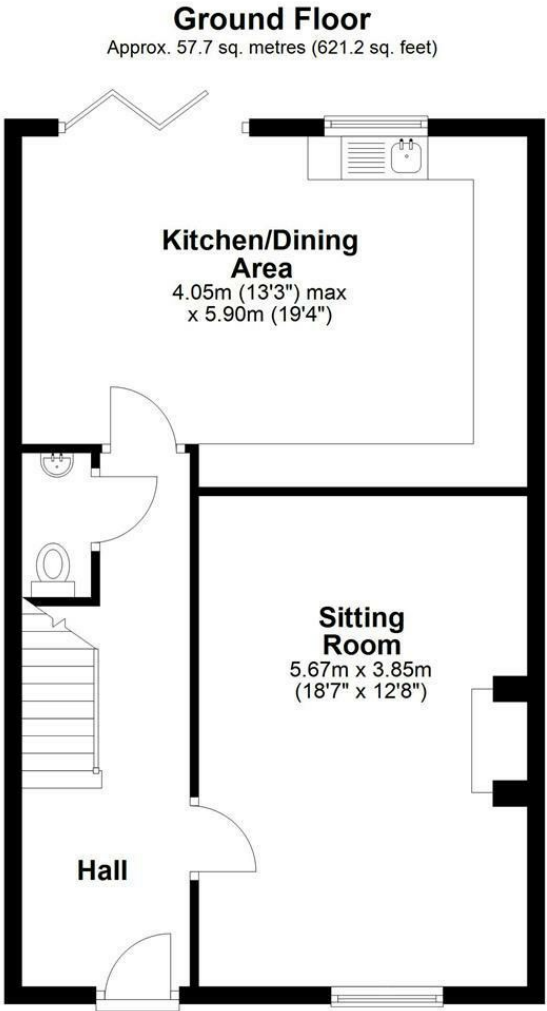
**BEDROOM FOUR**

10'5" x 7'2" (3.2 x 2.2)

**BATHROOM**

**COUNCIL TAX BAND D**

**EPC RATING TBC**



Total area: approx. 114.0 sq. metres (1226.6 sq. feet)

**5 The Sidings, Nawton**