

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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

5, The Orchards, Nawton, North Yorkshire, YO62 7SH Guide price £435,000

Beautiful detached three bedroom stone built bungalow located at the end of this quiet cul de sac with outstanding views to the rear. This property has been recently extended and transformed over recent years to create a contemporary home with great attention to detail and a thoroughly high level of standard throughout.

The hub of the house is a super open kitchen/dining and living area with bi-folding doors opening onto the rear garden. Utility boot room and guest cloakroom. Master bedroom with newly installed en-suite. There are also two further good sized bedrooms and stylish house bathroom.

Outside there is fairly low maintenance gardens both at the front and rear, as well as good garaging and off road parking.

Nawton Beadlam is a small village lying on the A170 Thirsk to Scarborough road and is approximately three miles from Helmsley, three miles from Kirkbymoorside and 15 miles from Malton. Located only a short distance from the beautiful North York Moors National Park, yet within easy commutable distance from the coastal resorts of Scarborough and Whitby and the ancient city of York. The village also has the added benefits of the local farm shop just a stones' throw from the bungalow. Other amenities include the Rose and Crown pub, fish and chip shop, Indian restaurant, Ryedale School and Canadian Fields Tipi restaurant locally.

EPC Rating C



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE

Door to front aspect, vinyl wood effect flooring

DINING AREA

Bay window to front aspect, vinyl wood effect flooring, power points, radiator.

KITCHEN/LIVING AREA

Bi-folding doors to rear aspect, roof lantern, vinyl wood effect flooring, radiator, power points, TV point, range of wall and base units with worksurfaces, sink and drainer unit with mixer tap, integrated dishwasher, integrated fridge/freezer, single electric oven, built in microwave, gas hob, integrated extractor fan, breakfast bar area, power points, radiator.

UTILITY ROOM

Window to rear aspect, sink and drainer unit with mixer tap, space for washing machine, range of wall and base units with work tops, bespoke built coat storage cupboards with integrated dog bed, vinyl wood effect flooring, power points, radiator.

GUEST CLOAKROOM

Window to side aspect, low flush WC, wash hand basin with pedestal, vinyl wood effect flooring

BEDROOM ONE

Window to rear aspect, power points, radiator

EN-SUITE

Tiled flooring, enclosed shower with power shower, low flush WC, wash hand basin with vanity, extractor fan.

BEDROOM TWO

Window to front aspect, radiator, built in double wardrobes, power points

BEDROOM THREE

Window to side aspect, radiator, power points, storage cupboard

HOUSE BATHROOM

Tiled flooring, walk in enclosed shower with power shower, panel enclosed bath, wash hand basin with vanity, low flush WC, part tiled walls, shaver socket, extractor fan.

GARAGE & PARKING

Single garage with up and over door, power and lighting, side door

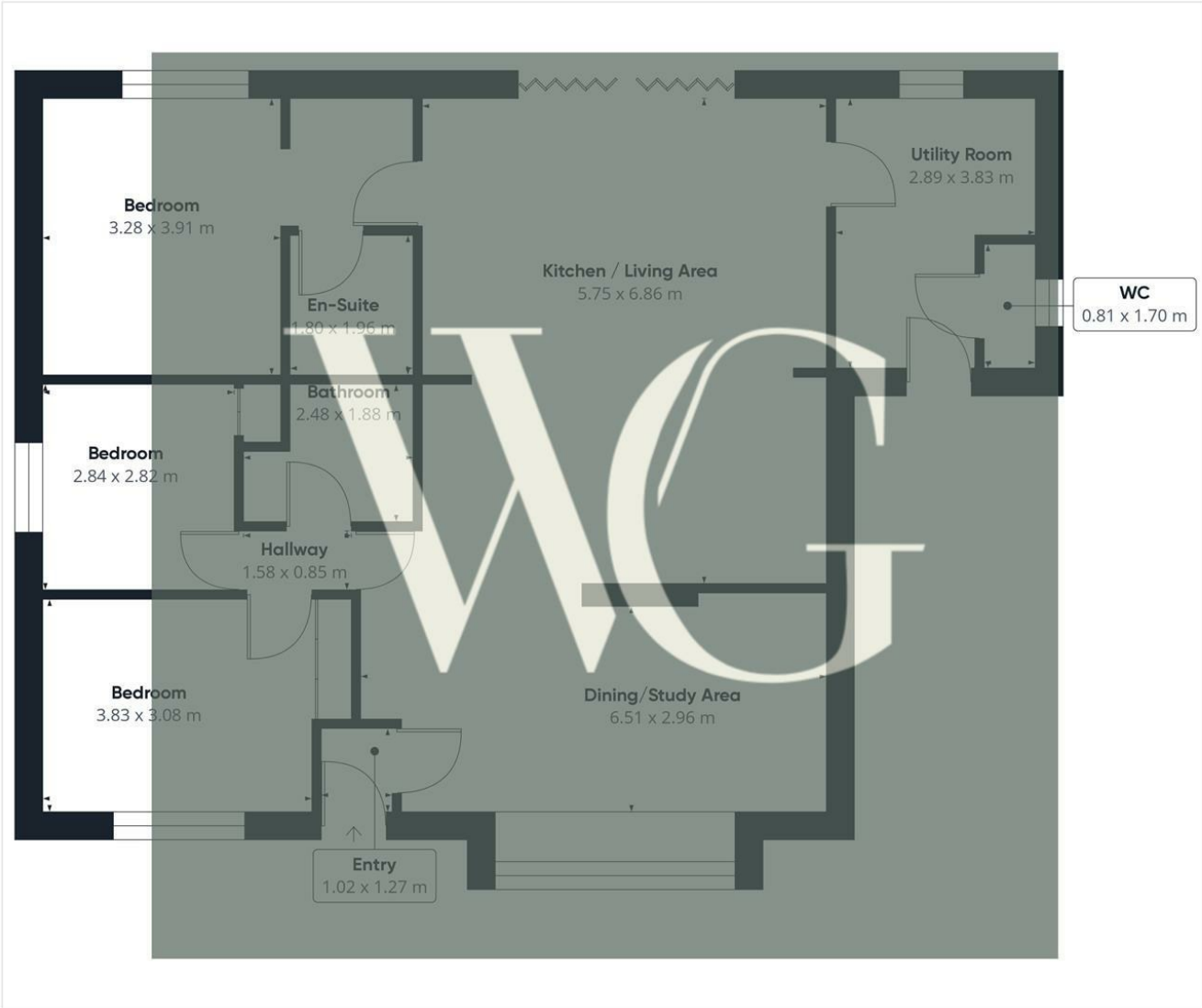
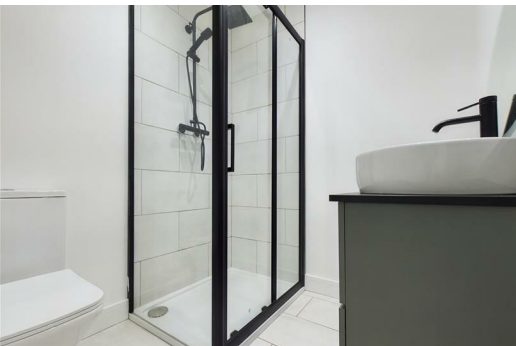
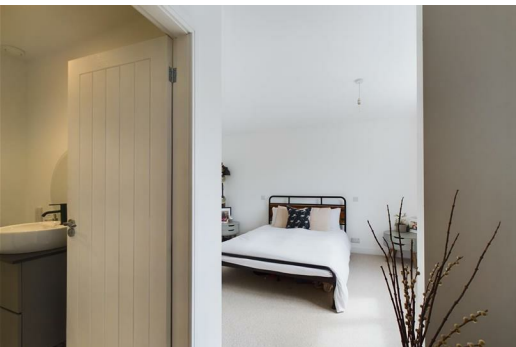
SERVICES

Mains drains, mains electric, mains gas

GARDEN

The property comes with a large garden and an expanse of newly seeded lawn; a blank canvas for the keen gardener or great 'play space' for a family with younger children. Side access, fully enclosed and safe for dogs.

COUNCIL TAX BAND D



WG

Approximate total area⁽¹⁾
121.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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