



Energy Efficiency Rating	
Current	Potential
84	92

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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

## 3, Brier Park, Nawton Beadlam, York, North Yorkshire, YO62 7SG Guide price £375,000

An immaculate detached three bedroom bungalow with garage and driveway parking located in this highly sought after North Yorkshire village, within close proximity of the popular market towns of Helmsley and Kirkbymoorside.

The property briefly comprises; entrance hall, modern fitted kitchen, living room with cast-iron wood burning stove, master bedroom with en-suite, two further bedrooms and a family bathroom. To the outside there is driveway and an adjoining garage, gardens to the front and rear of the property with a useful timber garden shed and a summerhouse.

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 B



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

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

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**ENTRANCE HALLWAY**

Loft access, power points, radiator.

**LIVING ROOM**

12'2" x 18'10" (3.73 x 5.75)

Window to front aspect, cast-iron wood burning stove on a quarry tiled base and surround with stone flagged hearth, exposed timber beams, power points, radiator.

**KITCHEN/DINING ROOM**

18'1" x 10'5" (5.53 x 3.18)

Windows to rear, a range of fitted base and wall mounted units with quartz work surfaces over, double Ceramic sink and drainer unit with chrome mixer taps over, plumbing for washing machine with integrated dishwasher, integral electric oven, electric hob with extractor fan, rear French doors to outside garden, power points, radiator.

**MASTER BEDROOM**

9'10" x 13'9" (3.01 x 4.21)

Windows to front and side aspect, Bespoke fitted bedroom suite with wardrobe and cupboards over, power points, radiator.

**EN-SUITE**

Corner shower cubicle with Aqualisa power shower fitting, low flush WC, pedestal wash hand basin, extractor fan.

**BEDROOM TWO**

11'5" x 12'10" (3.49 x 3.93)

Timber framed double glazed window to the rear, Bespoke fitted bedroom suite with wardrobe and cupboards over, double radiator.

**BEDROOM THREE**

9'11" x 10'7" (3.04 x 3.23)

Window to the front aspect, power points, double radiator.

**BATHROOM**

Opaque double glazed window to the rear, walk in shower cubicles with Aqualisa power shower fitting, low flush w.c., pedestal wash hand basin, shaver point, airing cupboard with shelving, extractor fan, heated towel rail.

**OUTSIDE**

To the outside there is a brick set driveway leading to an adjoining garage along the side elevation. To the front and rear there are good sized gardens - to the rear elevation hard standing gardens with lawned areas and herbaceous borders. There are roof mounted photovoltaic panels. The garden is complimented by a timber log store and summerhouse to the rear.

**GARAGE**

Electric roller shutter doors to the front, personnel door to the rear, wall mounted Ideal Classic gas fired boiler.

**ADDITIONAL INFORMATION**

All new radiators and boiler fitted in 2022 with 8 years guarantee.

**SERVICES**

Mains water, gas, electricity and drainage.

**COUNCIL TAX BAND D**

