



4 Brier Park
York, YO62 7SG
Guide price £399,950


WILLOWGREEN
ESTATE AGENTS

Beautifully Presented 3-Bedroom Bungalow with Modern Finishes Throughout

This immaculately presented 3-bedroom detached bungalow offers stylish, low-maintenance living in a peaceful residential location. Recently updated throughout, the property blends classic charm with modern comforts, making it ideal for downsizers, families, or anyone looking for a move-in ready home.

Step inside to discover a newly fitted Shaker-style kitchen with integrated appliances, perfect for cooking and entertaining. The dual-aspect living room is flooded with natural light and features a gas fire set within an ornate fireplace, creating a warm and welcoming space to relax.

There are three generous double bedrooms, all tastefully redecorated, alongside two beautifully finished bathrooms—both upgraded as part of a comprehensive renovation. The home has been redecorated throughout, with new flooring, new windows, and new external doors, offering a fresh, contemporary feel from the moment you walk in.

Outside, the gardens have been landscaped for ease of maintenance, and the property includes a ' large integral garage with power and a sink, ideal for storage or workshop use. A new boiler (2023) ensures efficient and reliable heating.

Located in a desirable area with good access to local amenities and transport links, this superb bungalow offers space, comfort, and turnkey convenience. In addition the property is within walking distance of both Newton Primary School (rated good) and Ryedale Secondary (rated outstanding).

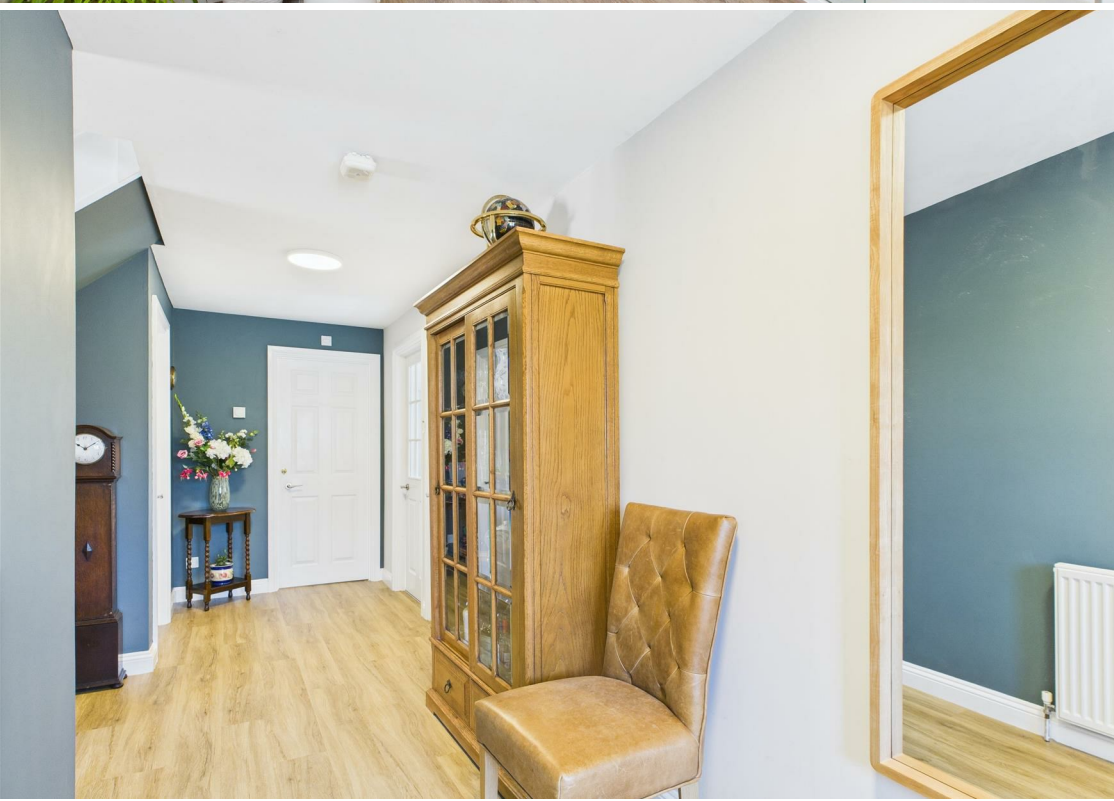


LOCATION
Nawton is a charming village in the Ryedale district of North Yorkshire, located just east of Helmsley on the edge of the North York Moors National Park. Surrounded by beautiful countryside, the village offers a peaceful rural lifestyle with local amenities including a primary school and pub. 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.

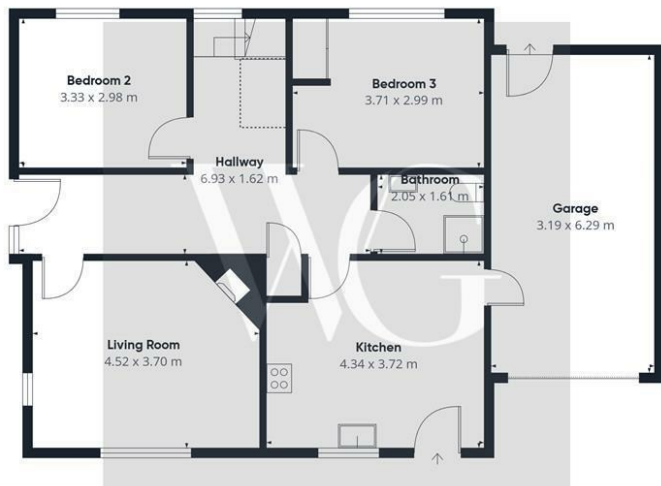
ENTRANCE HALLWAY	22'8" x 12'1" (6.93 x 3.7)
LIVING ROOM	14'9" x 12'1" (4.52 x 3.7)
KITCHEN	14'2" x 12'2" (4.34 x 3.72)
SHOWER ROOM	6'8" x 5'3" (2.05 x 1.61)
BEDROOM TWO	10'11" x 9'9" (3.33 x 2.98)
BEDROOM THREE	12'2" x 9'9" (3.71 x 2.99)
BEDROOM ONE	12'6" x 13'5" (3.83 x 4.09)
LANDING	7'1" x 7'11" (2.17 x 2.43)
BATHROOM	9'1" x 10'6" (2.77 x 3.22)
GARAGE	10'4" x 20'7" (3.15 x 6.29)
Not included in the overall floor area.	

EPC RATING C
ADDITIONAL WORKS HAVE BEEN CARRIED OUT THAT COULD ENHANCE THIS RATING

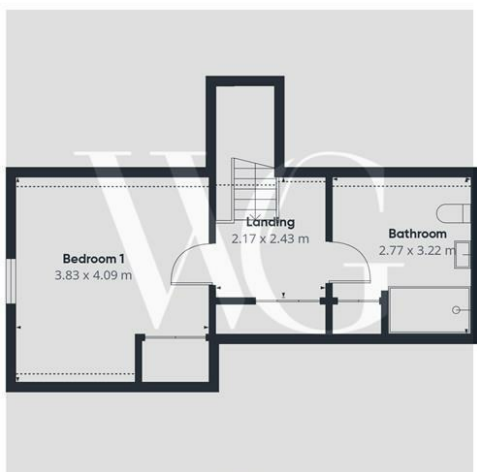
COUNCIL TAX BAND D







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾
124.5 m²
Reduced headroom
2.8 m²

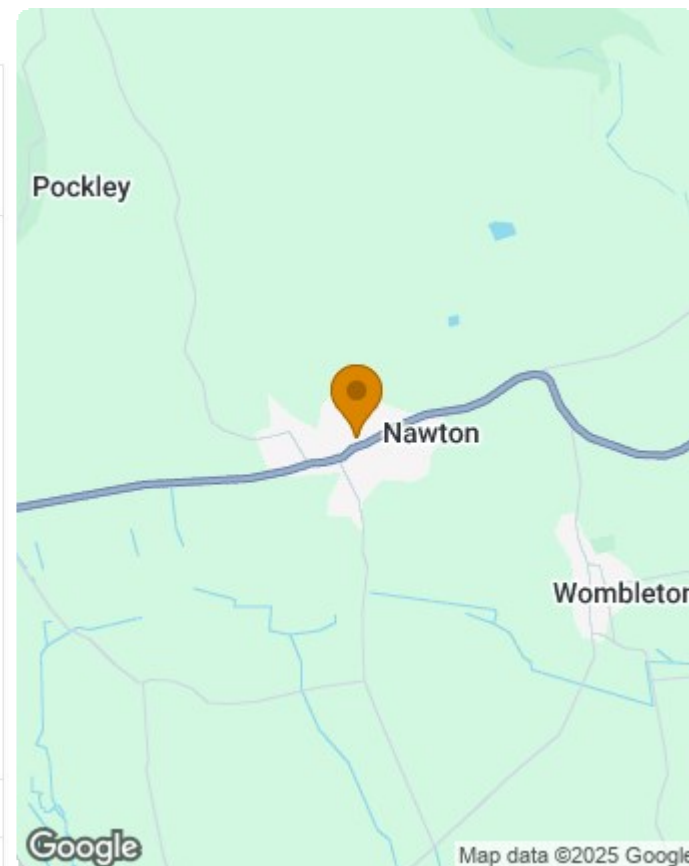
(1) Excluding balconies and terraces
and garage.

Reduced headroom
..... Below 1.5 m

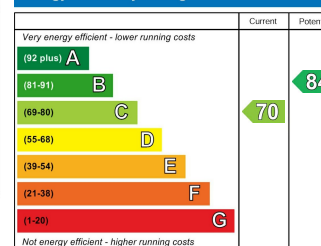
While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C
standard.

GIRAFFE360



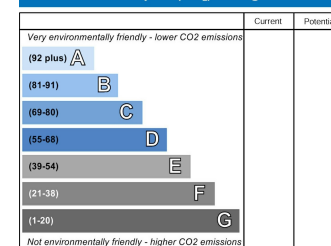
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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