



3 Chapel Street | Nawton, York

An immaculately presented three bedroom terraced stone house situated in the picturesque village of Nawton, approximately 3 miles from the popular historic market town of Helmsley.

- Three bedroom stone cottage across three floors
- Master bedroom with ensuite shower room, two further bedrooms and family bathroom
- Popular residential village location
- Living room, dining room, kitchen and utility room
- Large gardens to the rear with seating areas and garden shed



Guide Price £349,950

BoultonCooper

BC
Est. 1804

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

18'1" x 3' (5.51m x 0.91m)

double radiator, stairs to first floor

SITTING ROOM

14'2" x 11' (4.32m x 3.35m)

Cast iron open fireplace with decorative slips and tiled hearth, open fitted shelving in one alcove, uPVC double glazed window to the front, double radiator.

DINING ROOM

12'9" x 10'2" (3.89m x 3.10m)

Cast iron fireplace, uPVC double glazed window to the rear, double radiator, under stairs cupboard (7'1" X 3').

KITCHEN

9'1" x 8'6" (2.77m x 2.59m)

Range of fitted base and wall mounted units with solid work surfaces, belfast sink, uPVC double glazed window to the rear, double radiator.

UTILITY ROOM

6'6" x 3'6" (1.98m x 1.07m)

TO THE FIRST FLOOR

LANDING

With office space, uPVC double glazed window to the front.

BEDROOM 2

11' x 8'6" (3.35m x 2.59m)

uPVC double glazed window to the rear, decorative cast iron fireplace, double radiator

BEDROOM 3

10'2" x 8'6" (3.10m x 2.59m)

uPVC double glazed window to the rear, decorative cast iron fireplace, walk-in wardrobe with shelving, double radiator.

BATHROOM

Comprising three piece suite, large corner panelled bath with shower over, glazed shower screen, pedestal hand wash basin and wc, heated chrome towel rail.

SECOND FLOOR

BEDROOM 1

16'4" x 8'4" (4.98m x 2.54m)

2 no. Velux uPVC double glazed skylights, radiator.





ENSUITE SHOWER ROOM

17'1" x 11'5" (5.21m x 3.48m)

Three piece suite comprising corner shower, hand wash basin over vanity unit, wc, Velux uPVC double glazed skylight, heated towel rail.

OUTSIDE

Patio courtyard with covered area, lawned gardens and decked seating area beyond, garden shed and pergola.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

DIRECTIONS

Proceed out of Helmsley on the A170 for approximately three miles in the direction of Kirkbymoorside. On entering the village of Beadlam proceed onto the adjacent village of Nawton, take the second left turn, opposite the Rose and Crown Public House, onto Chapel Street and the property is located on the left hand side, identified by our "For Sale" board.

COUNCIL TAX BAND

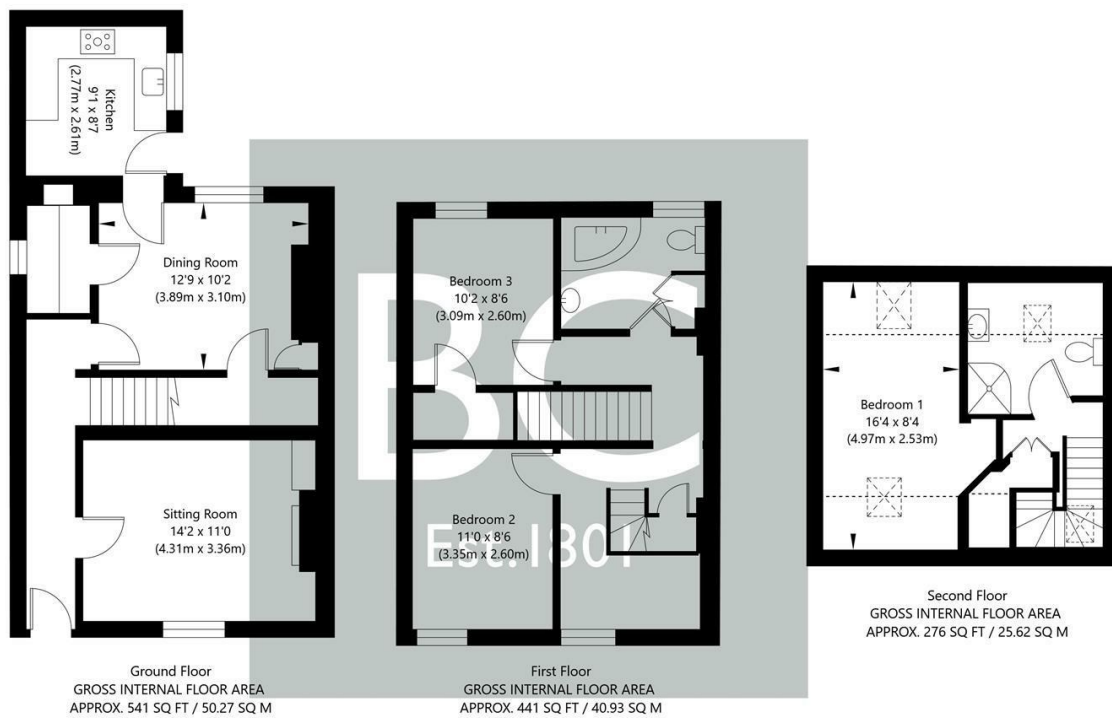
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Helmsley Office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1258 SQ FT / 116.82 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agents

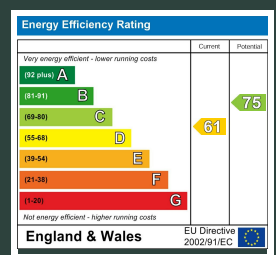
COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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