

ROUNTHWAITE & WOODHEAD

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4 BRIER PARK, NAWTON, YO62 7SG

**An immaculate and 'roomy' stone built chalet bungalow
in a convenient village location**

Entrance Hall

Sitting Room

Kitchen/Diner

2 Ground Floor Bedrooms

First Floor Bedroom

2 Shower Rooms

Garage

Parking

Enclosed Garden

Gas Central Heating

Double Glazing

EPC Rating C

GUIDE PRICE £375,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Brier Park is a small cul-de-sac of mixed properties built in the late 90's situated in the heart of the village, No. 4 being a stone built two storey property with an adjoining garage and additional car parking space in front.

The accommodation is immaculately presented throughout with all ground floor rooms leading off a spacious central hall from where a turned staircase leads to a large double bedroom (with room for a superking) a newly furnished shower room and stacks of useful storage on the first floor. Within the last four years the property has had a brand new gas central heating boiler, replacement windows and external doors and a new kitchen from Howdens incorporating Miele and Bosch integrated appliances.

The comfortable sitting room enjoys a light and bright southerly aspect and includes a feature corner fireplace. Both ground floor bedrooms easily accommodate a king size bed plus additional furniture and are both served by a well appointed shower room.

The manageable garden has clearly defined boundaries of stone and brick walls with picket fence at the front. The front garden is planted with a variety of small shrubs and to the rear, a neatly paved patio area ideal for arranging planters, garden furniture etc., affording a good degree of privacy.

To summarise, this property is a whole lot bigger than it appears from the outside and for anyone looking for a stress free, turnkey home ...this might be just the ticket !

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas Central Heating

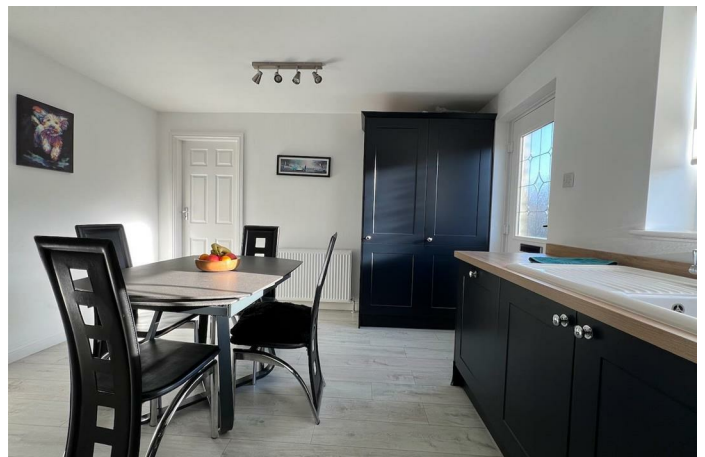
Council Tax: We are informed by Ryedale District Council that the property falls in band D.

EPC Rating: C

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034

The village of Nawton lies approximately 3 miles east of Helmsley with a nice, local community and is on a bus route to the nearby Market towns of Kirkbymoorside, Pickering and Helmsley. The award winning Beadlam Grange Farm shop, located approx 1 mile to the west, has a first class butchers counter and sells all the usual every day products like milk, vegetables, cheese, bread, newspapers etc. The village is just outside the National Park and has two excellent schools, namely Nawton County Primary and Ryedale School which achieved 'Outstanding' from it's last Ofsted Report.



Accommodation

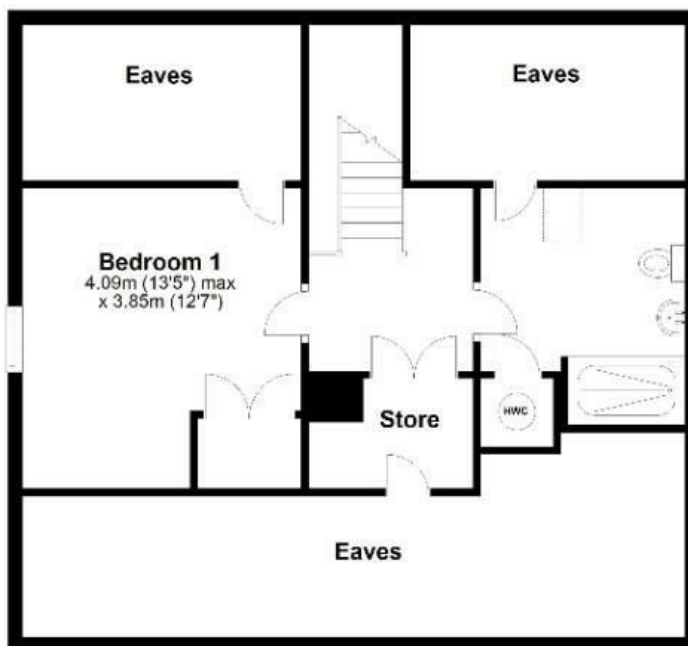
Ground Floor

Approx. 97.7 sq. metres (1051.9 sq. feet) Includes Garage



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)

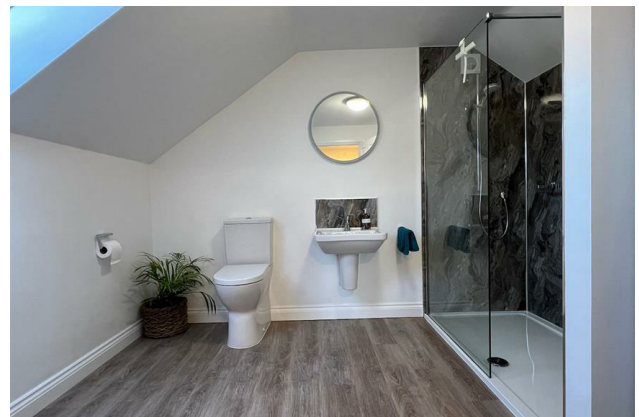


Total area: approx. 135.2 sq. metres (1455.8 sq. feet) Includes Garage

4 Brier Park, Nawton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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