

Mark Stephenson's

ESTATE & LETTING AGENTS



1 The Green, Nawton, York, YO62 7SW

£199,000

- Offered with no forward chain
- Extremely popular location
- Large dining sized kitchen
- Extends to approx 1087 sqft
- Gas c/heating and uPVC d/glazed
- Mature garden and allocated parking
- Period brick and slate village house
- Two double sized bedrooms

1 The Green, Nawton YO62 7SW

A substantial brick and slate period terraced house extending to approx 1087 sqft offered with no onward chain having been a tenanted/investment property for a number of years. Vehicle access allows allocated rear parking together with mature lawned garden area slightly separate from the house itself. Gas central heating, double glazing, large entrance hallway, lounge with bay, generous dining size kitchen with French doors out, two large double bedrooms and first floor bathroom.



Council Tax Band: F



General information

Nawton lies along the A170 Thirsk to Scarborough road, virtually midway between the Market towns of Helmsley and Kirkbymoorside. Here, there is a nice village community with a public house, a takeaway and close at hand is the award winning Beadlam Grange Farm shop, located approx 1 mile to the west, with a first class butchers counter and all your everyday products like milk, vegetables, cheese, bread, newspapers etc. Nawton is just outside the National Park and has two excellent schools, namely Nawton County Primary and Ryedale Secondary School.

Services

All manis services are connected.

Entrance Hallway

Radiator, stairs to first floor landing.

Lounge

Feature fireplace, wooden surround, cast iron inset with decorative tiles, coal effect gas fire. Bay window to the front elevation, Radiator.

Dining kitchen

Comprising single drainer sink unit set within rolled edge work surfaces, further wall and base units incorporating drawer compartments with tiled splash backs, electric cooker point, oven/hob, free standing boiler, plumbing for automatic washing machine, laminate flooring, central heating radiator, French doors opening onto the rear.

First floor landing

Arched window to the Front elevation, Radiator.

Bedroom 1

Double glazed window to the Front elevation, Radiator.

Bedroom 2

Double glazed window to the rear elevation, Radiator and built-in cupboard.

Bathroom

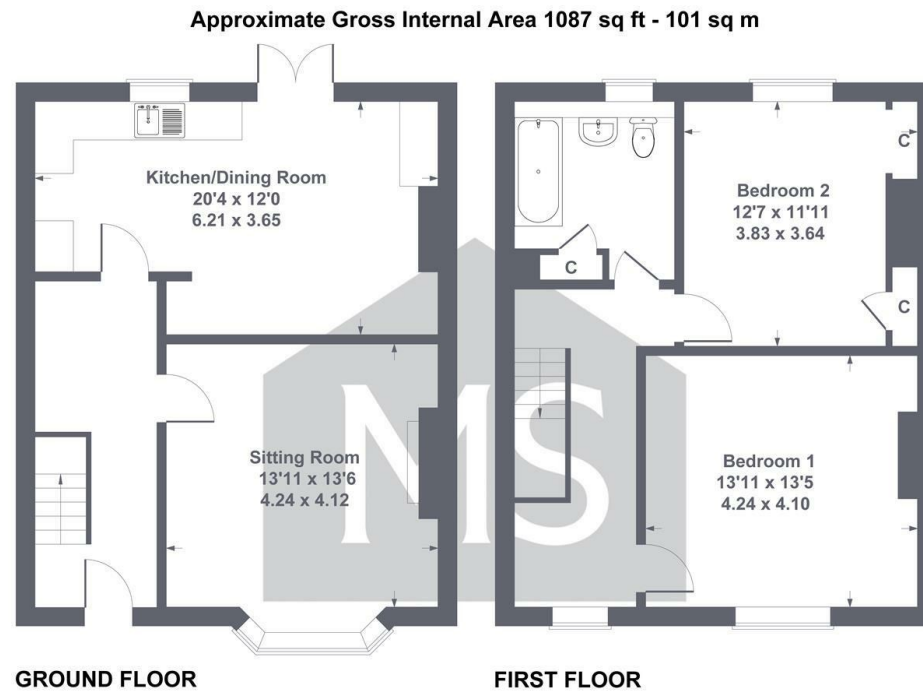
Panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., partial wall tiling, airing cupboard, access to roof space and Radiator.

Outside space

Vehicle access is from the side of next door leading into a concrete shared yard area. Allocated car parking space and a generous mature lawned garden area beyond. Please note that the garden area is separated from the house by the concreted shared area.



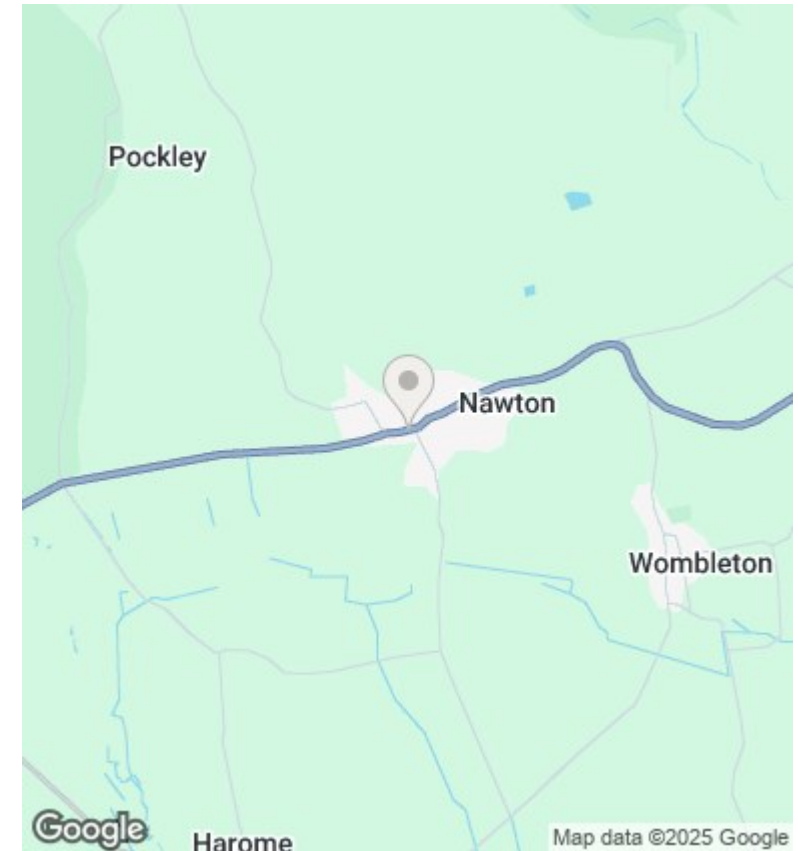




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC