



3 West View Chapel Street

Nawton, YO62 7RE

Price Guide £289,000



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Located in the picturesque village of Nawton, York, this beautifully presented three-bedroom character cottage offers a delightful blend of charm and modern living. With its bespoke features and stunning design, this property is sure to capture the hearts of those seeking a unique home. Arranged over three floors, the cottage boasts a spacious reception room that serves as the perfect gathering space for family and friends. The well-appointed open plan kitchen and dining area provide an inviting atmosphere for entertaining, while the three comfortable bedrooms offer ample space for relaxation and rest. The bathroom is thoughtfully designed, ensuring convenience for all residents. One of the standout features of this property is its low maintenance garden, which provides a serene outdoor space to enjoy the fresh air without the burden of extensive upkeep. Whether you wish to host summer barbecues or simply unwind with a good book, this garden is a perfect retreat. With no onward chain, this charming cottage is ready for you to move in and make it your own. Its character and warmth make it an ideal choice for families, couples, or anyone looking to embrace the tranquil lifestyle that Nawton has to offer. Don't miss the opportunity to own this stunning home in a sought-after location.

- Three bedroom cottage
- Three good sized bedrooms
- Located in the sought after village of Nawton
- Open plan living area
- Modern bathroom
- NO CHAIN
- Rear utility and WC
- Enclosed and private rear garden

Sitting Room/ Kitchen

21'7 max x 13'8 max (6.58m max x 4.17m max)

Wood effect flooring, UPVC window and door to the front aspect, coving to the ceiling, radiator, fitted bespoke cupboards, fireplace with slate hearth, wooden beams, TV point and underneath cupboard to the stairs.

Kitchen area with a range of wall and base units with wood worktop. Space for a fridge/freezer and dishwasher. Integrated oven and hob. Side aspect window.

Rear Utility

4'5 x 6x6 (1.35m x 1.83mx1.83m)

Sink unit, plumbing for a washer and WC.

First Floor Landing

Bathroom

5'4 x 7'5 (1.63m x 2.26m)

Panel bath with a rainfall shower over, attached shower screen, heated towel rail, low flush WC, pedestal basin, UPVC window to the side and part tiled.

Bedroom One

11'8 x 13'10 (3.56m x 4.22m)

Built in storage cupboard, sloping ceiling and velux window.

Bedroom Two

7'9 x 11'8 (2.36m x 3.56m)

UPVC window to the rear aspect and radiator.

Bedroom Three

9'6 x 7'9 max (2.90m x 2.36m max)

Window to the front aspect, radiator, wooden flooring and picture rail.

Outside WC

Low level WC.

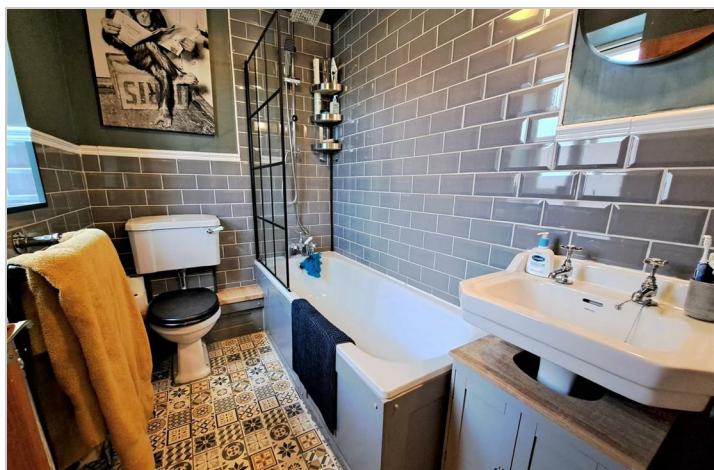
Exterior

To the rear of the property it is astronomical turf with a decked area and pergola.

Also fenced and enclosed garden and there is an outside storage shed.

Nawton

Nawton is a popular and well served village located between Kirkbymoorside and Helmsley. The village offer a range of amenities including primary and secondary schools, an Indian restaurant, pub and sports club. The market towns of Kirkbymoorside and Helmsley are situated approximately 3 miles away and provide a further variety of shops and amenities.



Road Map



Hybrid Map



Terrain Map



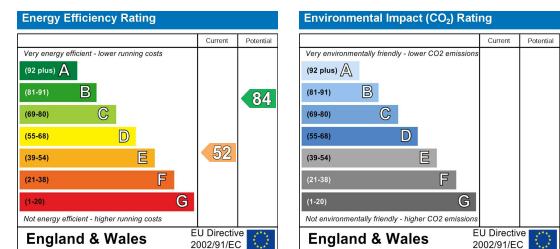
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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