

ROUNTHWAITE & WOODHEAD

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14A BECKETT CLOSE, NAWTON, YORK, YO62 7SB

**A stone built end terrace house with garage & parking
and with endless potential for buyers looking for a manageable project**

Entrance Hall

Sitting Room

Utility Room

3 Bedrooms

Bathroom

EPC Rating D

Attached Garage

Lawned Garden

No Onward Chain

GUIDE PRICE £230,000

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

Situated within a small terrace of just three stone-built homes, this spacious end-terrace property offers excellent potential for first-time buyers, young families, or anyone looking to create a home tailored to their own style and taste.

Built in the late 1990s, the property enjoys gardens to the front, side and rear, along with the benefit of off-road parking and a single garage with electricity connected. Offered to the market with no onward chain, the house is vacant and ready for a straightforward and speedy purchase.

The accommodation briefly comprises an entrance hall leading into a welcoming sitting room featuring a wood-burning stove, creating a cosy focal point. To the rear is a generously sized dining kitchen with solid wood flooring and French doors opening directly onto the garden. While the kitchen is currently basic in finish, it offers excellent space and scope to redesign and install additional units to create more functional kitchen.

To the first floor are three bedrooms together with the family bathroom.

Although the property would benefit from cosmetic updating, it represents an excellent opportunity for buyers wishing to put their own stamp on a practical style home in a desirable village setting.

General Information

Services: Mains water, electricity are connected. Gas central heating. Connection to mains drains.

Council Tax: North Yorkshire Council - band C

EPC Rating: D

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

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 village community, a public house, a takeaway outlet and is on a bus route to the nearby Market towns of Kirkbymoorside 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

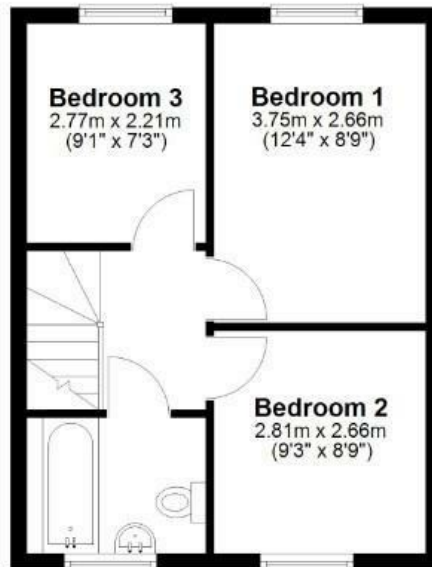
Ground Floor

Approx. 47.6 sq. metres (512.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 80.8 sq. metres (869.8 sq. feet)

14A Beckett Close, Nawton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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