

# ROUNTHWAITE & WOODHEAD

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## 4 CARPENTERS COURT, HIGH STREET, NAWTON, YO62 7TT

**A bright, fresh and modern ground floor apartment conversion  
in a quiet courtyard setting**

**Entrance**

**Open Plan Living Space**

**Well Appointed Kitchen**

**Sitting Area**

**Double Bedroom**

**Outside Storage & Seating Area**

**Private Parking**

**Ideal for a Single Person**

**Available Now**

**RENT: £550 PER MONTH**

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

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

The village of Nawton lies approximately 3 miles east of Helmsley with a nice village community, a public house, 2 takeaway outlets 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.

Carpenters Court is a quiet courtyard style development of just 7 properties, tucked away off the High Street in Nawton. No. 4 forms part of a modern conversion of a former workshop, now divided into two stylish apartments. The apartment is at ground floor level and is ideal for a single person having its own private entrance, a smart shower room, well appointed open plan kitchen/sitting room and a double bedroom. Outside the property has private parking (sorry no commercial vans or motorhomes) a useful shed (with power point) providing additional storage and a small area to put planted containers and a garden seat.

Subject to satisfactory references, the property is available for immediate occupation.

## General Information

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

Council Tax: North Yorkshire Council. Band A

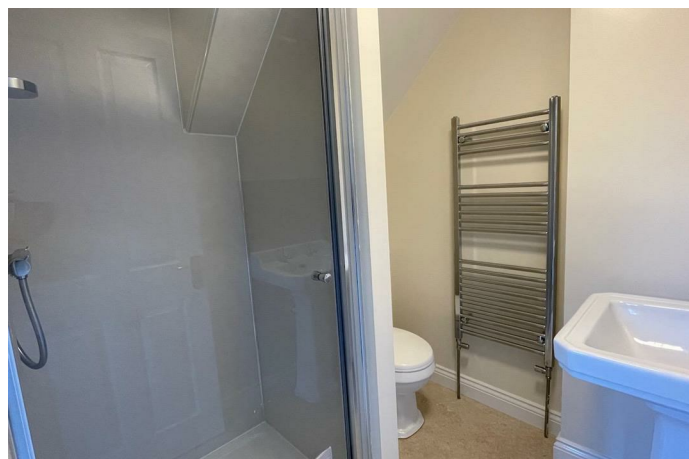
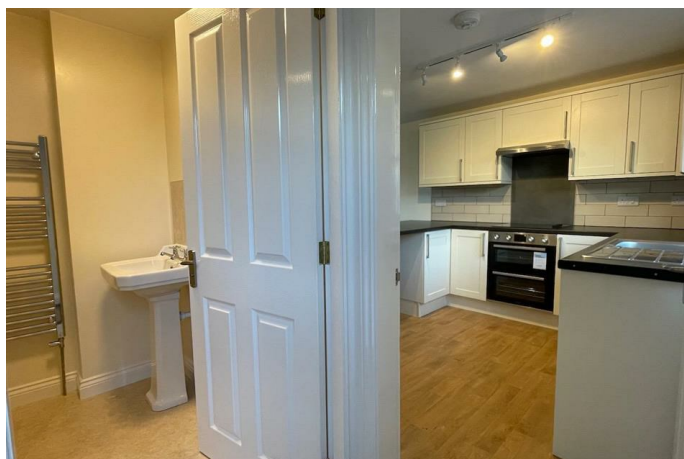
EPC: Rated C

Rent: £550 per calendar month, payable monthly in advance by standing order.

Tenancy: The property will be let unfurnished but with fitted carpets, on an Assured Periodic Tenancy. Preference will be given to those looking for a long term let.

Deposit: A deposit of £550 will be required at the commencement of the tenancy. Rounthwaite & Woodhead will protect tenants deposits covered by the insurance backed scheme run by Tenancy Deposit Solutions ([www.mydeposits.co.uk](http://www.mydeposits.co.uk)).

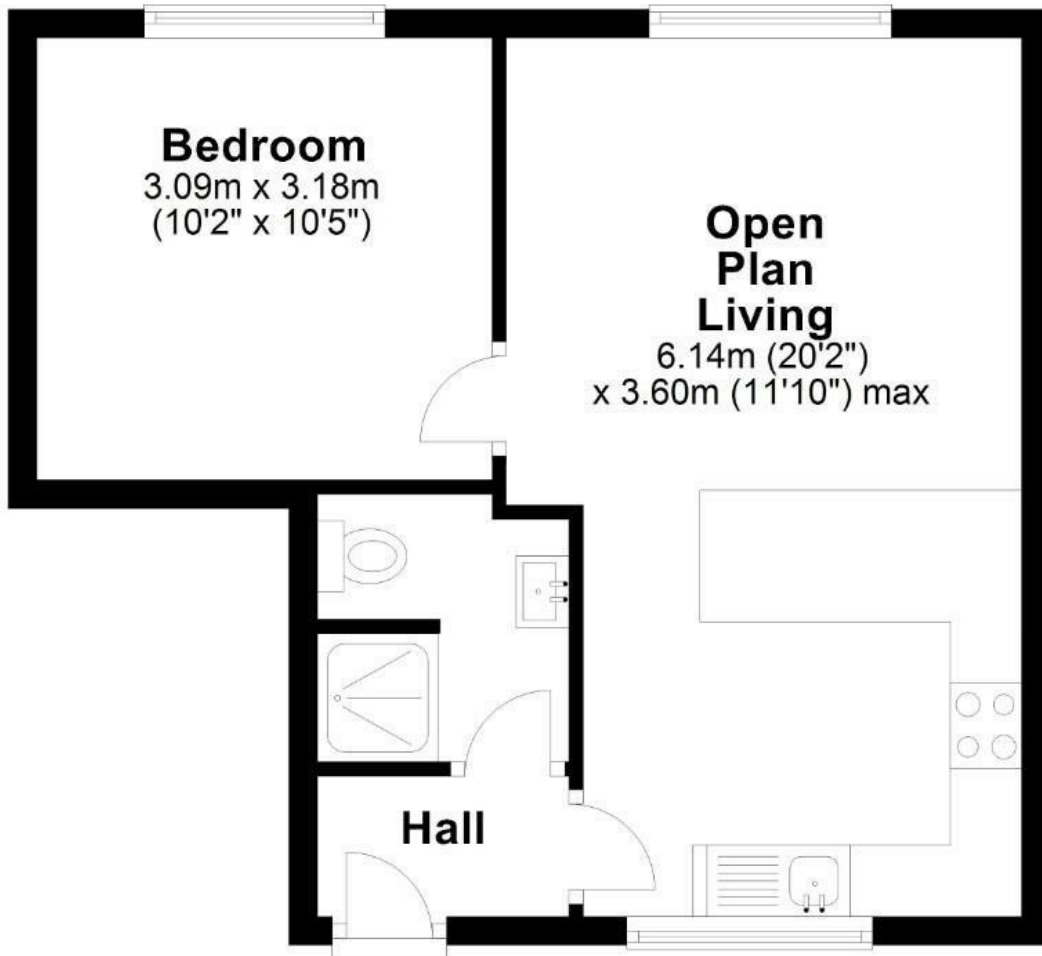
Outgoings: Tenants will be responsible for payment of electricity, water, gas and Council Tax, plus the cost of a telephone connection (if required and if applicable).



# Accommodation

## Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 36.3 sq. metres (390.5 sq. feet)

### 4 Carpenters Court, 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			
<b>England &amp; Wales</b>		78	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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