



1 The Sidings | Nawton, York, YO62 7TJ

A beautifully presented detached three bedroom bungalow situated in the village of Nawton within this popular development. The property offers spacious accommodation with the master bedroom having an en suite shower room. Beautiful finishes and fittings to include granite worktops and splash backs in the kitchen and luxury fitted bathroom. There are gardens to three sides of the property together with a car port and parking. Nawton is situated mid way between

Kirkbymoorside and Helmsley where a good range of shopping and recreational facilities are available. The village itself boasts a lovely community playpark, alongside football, cricket and tennis court. There is also a junior school and the renowned Ryedale School. With access to countryside walks and cycling tracks close by. The village is also on the local coastal bus route.



Guide Price £325,000

BoultonCooper

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Est. 1804

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Accommodation Comprises

Entrance Door

Leads to :

Spacious Reception Hallway

With tiled flooring, built in cupboard housing meters and hanging space, additional built in cupboard with underfloor heating controls and additional storage. Access to roof space with loft ladder being part boarded. Oak doors lead to all other rooms.

Light and airy Dining Kitchen

16'2" x 10'6" (4.93m x 3.20m)
Comprising single drainer sink unit set within granite work surfaces with mixer tap over, granite splash backs, extensive range of wall and base units

incorporating drawer compartments and deep pan drawers. Built in Neff double oven, Neff induction hob and Neff extractor canopy over. Built in fridge freezer and dishwasher. Tiled flooring, spot lighting, underfloor heating, skylight window and bifold doors opening up onto the rear garden.

Attractive Sitting Room

13'5" x 13'9" (4.09m x 4.19m)

With wooden flooring, electric fire with polished stone hearth, skylight window, double glazed window to the side elevation, bifold doors opening onto the rear garden.

Master Bedroom

13'4" x 11'1" (4.06m x 3.38m)

With double glazed window to



the front elevation, built in wardrobe with hanging space and shelving.

En Suite Shower Room

Comprising shower cubicle being tiled with shower unit. wash hand basin with tiled splash backs, low flush w.c., spot lighting, double glazed window.

Bedroom Two

9'4" x 10'4" (2.84m x 3.15m)

With double glazed window to the side elevation, built in wardrobe with hanging space and shelving.

Bedroom Three

7'11" x 8'5" (2.41m x 2.57m)

With double glazed window to the front elevation, built in wardrobe with hanging space and shelving.

Luxury Bathroom

Comprising panelled bath with shower unit over, partial tiled walls, wash hand basin with tiled splash backs, low flush w.c., double glazed window to the side elevation, spot lighting and tiled flooring.

Outside

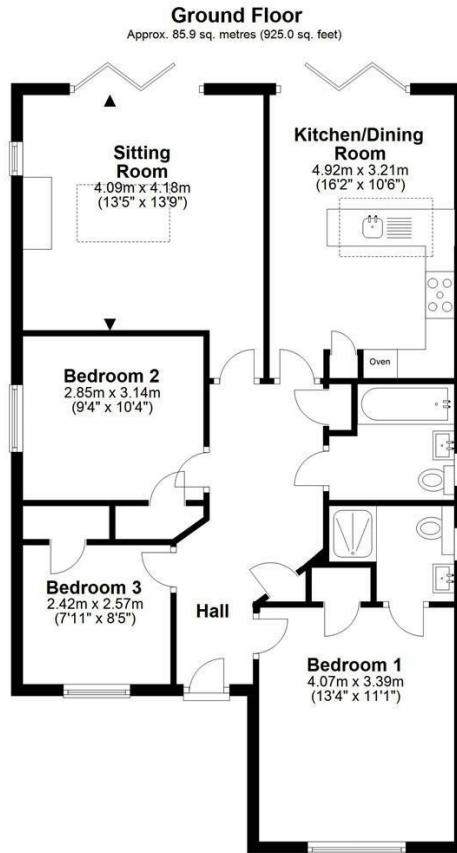
Car standing/driveway leading to CARPORT. The front and side gardens are laid to lawn, To the rear there is a patio area, laid lawn, shrubbery borders and fencing to the boundaries. There is also an additional storage area.

Services

Mains electricity, gas, water and drainage are connected. The property has full underfloor heating installed.



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VIEWING

Strictly by appointment with the agents.

COUNCIL TAX BAND

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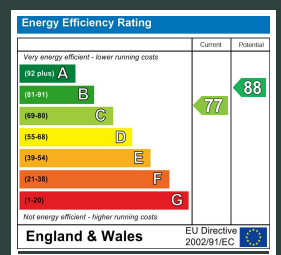
ENERGY PERFORMANCE RATING

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