

Peter
illingworth
ESTATE AGENTS

**Bramleys, Church Street
Nunnington, YO62 5US
Price Guide £470,000**

www.peterillingworth.co.uk

Situated in the much sought after rural village of Nunnington, home to Nunnington Hall and nestling within the Conservation Area of this outstanding sloping hillside village can be found this charming period three bedroom semi-detached Yorkshire Cottage with feature beamed ceilings, conservatory, double garage, driveway, off street parking and generously proportioned well stocked gardens with fruit trees. Outbuilding. Standing on approx 0.22 acres or thereabouts.

Accommodation briefly comprises:

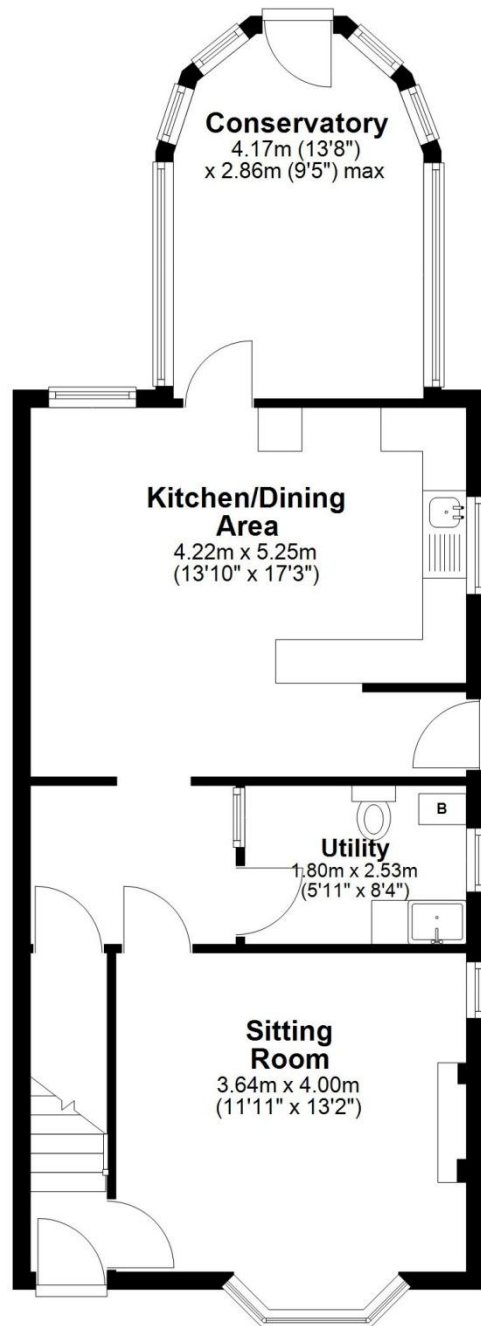
Ground floor: Front entrance hall, sitting room, inner hall, cloakroom/utility room, fitted kitchen/dining area, conservatory.

First floor: Landing, three bedrooms and house bathroom with shower over bath.

The property is located close to the North York Moors National Park and Howardian Hills. The ancient market towns of Kirkbymoorside and Helmsley are within a short drive, offering a good range of local amenities including hotels, shops and eateries. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



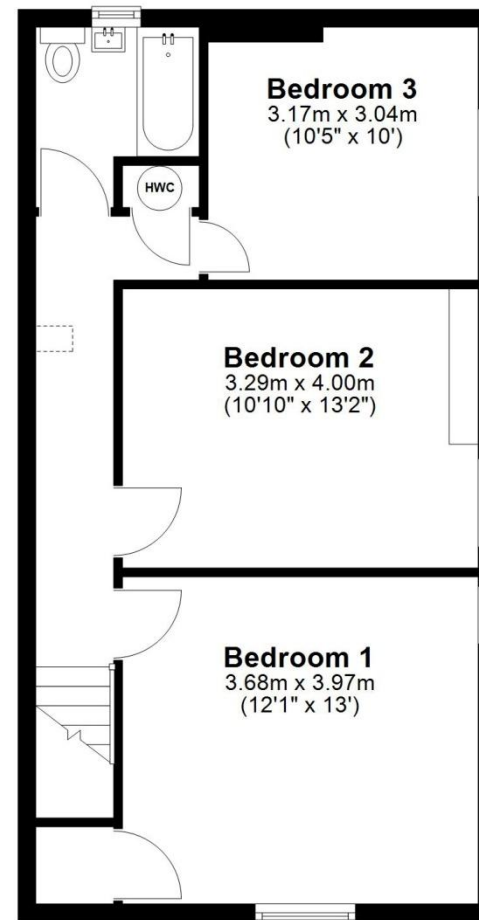
Approx. 60.7 sq. metres (653.4 sq. feet)



Total area: approx. 109.4 sq. metres (1177.9 sq. feet)
Bramleys, Nunnington

First Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



For information purposes, not to
scale





Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on. Oil fired central heating.

Note In the deeds. Nunnington Estates reserves the right to lay, maintain, repair or renew drains and to make good or pay compensation. They have not required this in the 30 years that the present owner has been there and he is unaware of any previous requests.

EPC: Band E

Property Tax: Band E

Broadband:

Basic 18 Mbps, Superfast 76 Mbps, Ultrafast 950 Mbps

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///sushi.remotes.overjoyed

Mobile Coverage:

EE, Vodafone, Three and O2

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107

16 Market Place, Kirkbymoorside,
York, YO62 6DA
T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

Malton Hub,
North Yorkshire, YO18 7AE
T. 01751 475557

E. maltonhub@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering,
North Yorkshire, YO18 7AE

T. 01751 475557

E. pickering@peterillingworth.co.uk



www.peterillingworth.co.uk

MAYFAIR
office.co.uk

onTheMarket.com

NAEA
National Association of
Estate Agents
The Property
Ombudsman

41-43, Maddox Street, London, W15 2PD
T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy

themselves, by inspection or otherwise, as to the correctness of each of them;

iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.
It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.