

Peter  
**illingworth**  
ESTATE AGENTS

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

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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.

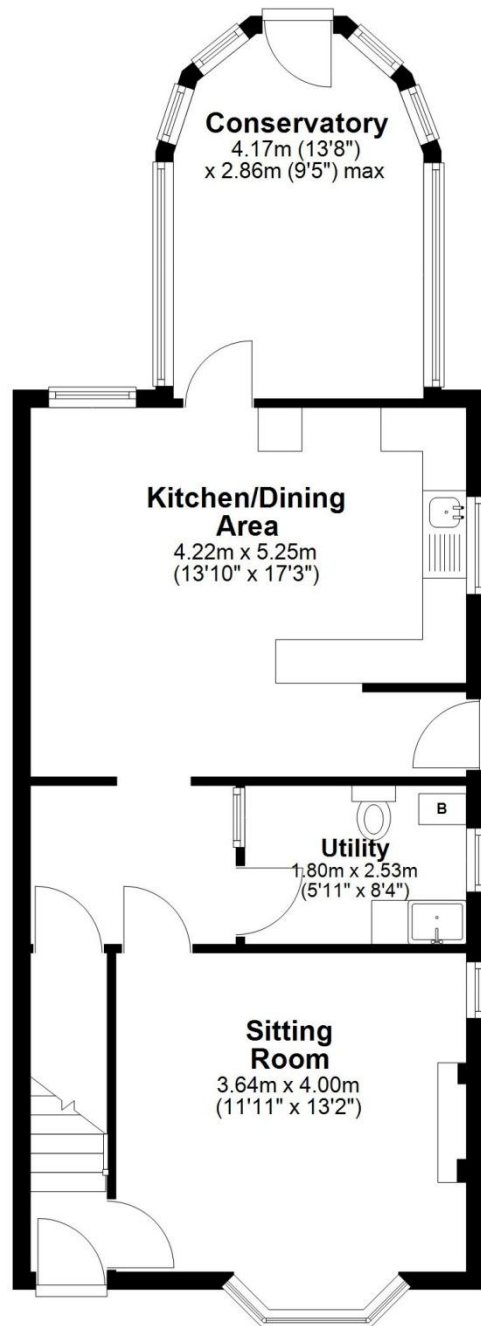
First floor: Landing, three bedrooms and house bathroom with shower over bath.

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.





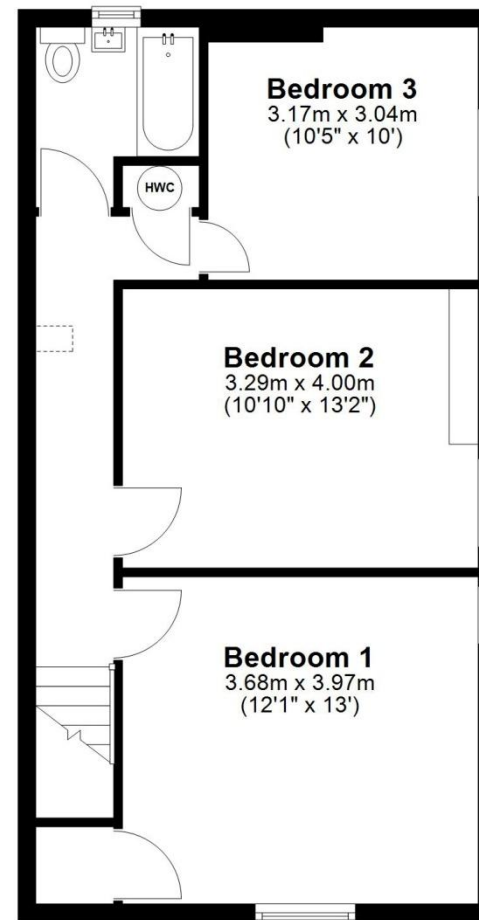
Approx. 60.7 sq. metres (653.4 sq. feet)



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.

**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

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



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