

Peter  
**illingworth**  
ESTATE AGENTS



**Rose Tree Cottage, High Street  
Nawton, Beadlam, York, YO62 7TT  
Price to Guide £315,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)



A charming two bedroomed single fronted extended Yorkshire stone mid-terrace cottage, with delightful accommodation including beamed ceilings and full of character. Under floor heating to the ground floor with central heating to the first floor. Situated in a popular Yorkshire village close to open countryside.

Accommodation briefly comprises: Sitting room with wood burning stove, kitchen/dining area, utility room, cloakroom.

First Floor: Landing, two double bedrooms and house bathroom.

Externally: Utility with underfloor heating. Small rear yard, timber outbuilding with power laid on, plus a delightful yet enclosed lawned rear garden with beds.

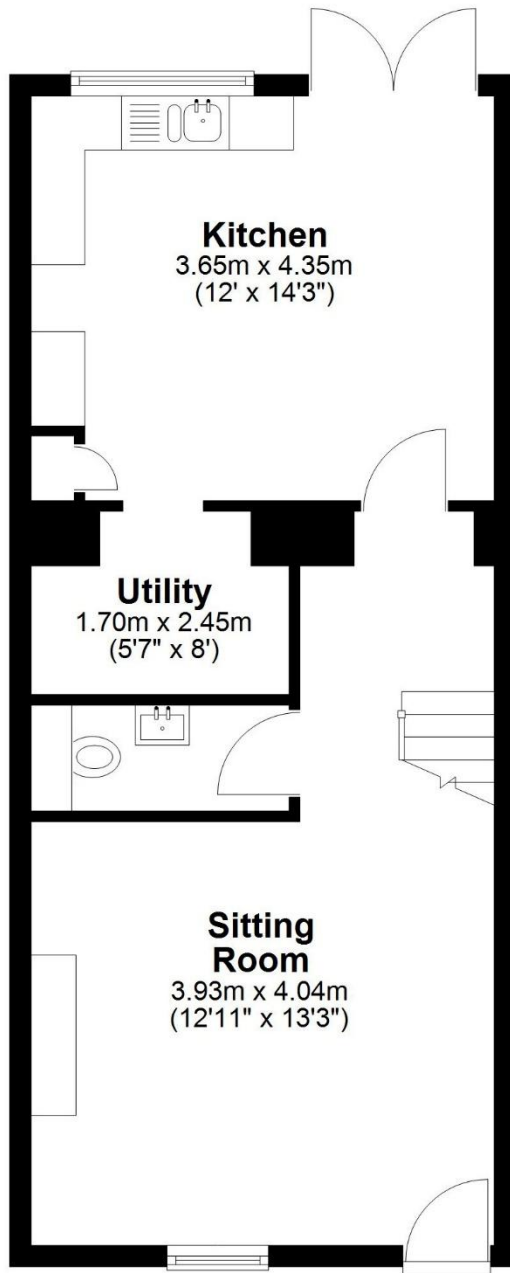
The village of Nawton is situated mid-way between the market towns of Helmsley and Kirkbymoorside and is home to the highly regarded Ryedale School as well as Nawton Community Primary School. The renowned North York Moors National Park is located close by. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.





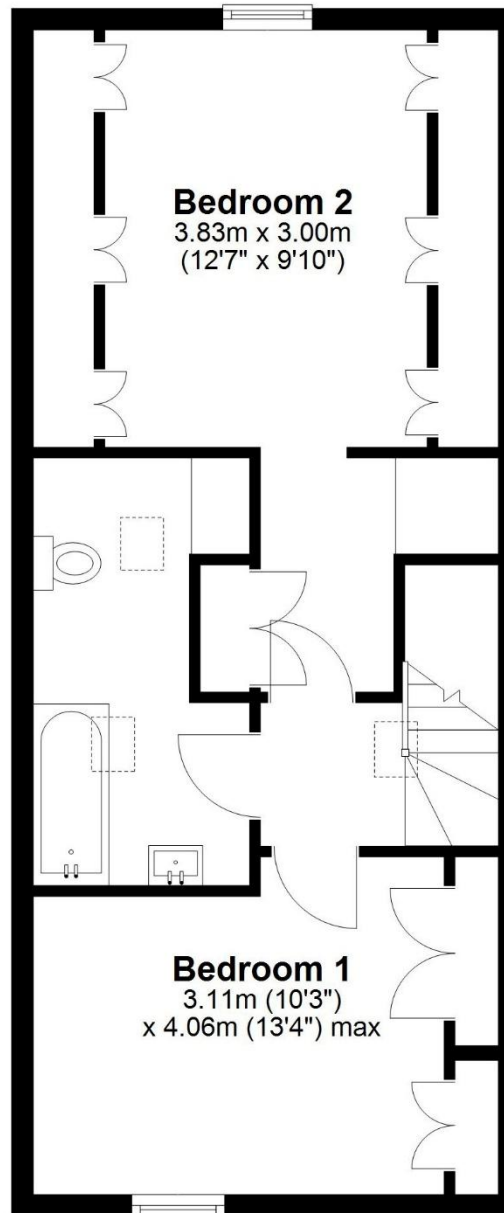
## Ground Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



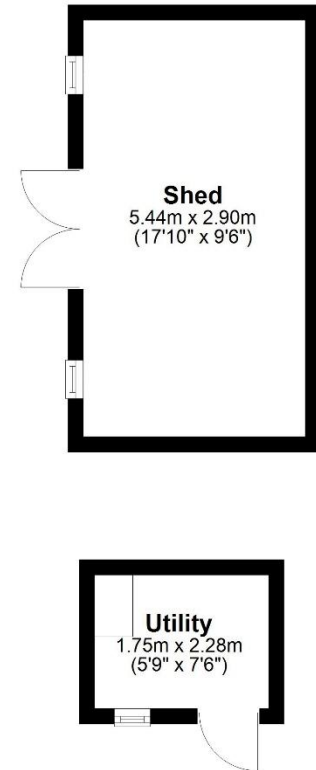
## First Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



## Ground Floor

Approx. 19.8 sq. metres (212.8 sq. feet)



Total area: approx. 19.8 sq. metres (212.8 sq. feet)  
**Outbuildings, Rose Tree Cottage**

Total area: approx. 91.5 sq. metres (985.1 sq. feet)  
**Rose Tree Cottage, Nawton**

For information purposes, not to scale











**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Notes:** To the rear of the property the neighbour to the south has a right of way by foot and with barrow to pass over. Rose Tree Cottage has a right of way on foot and with barrow over the adjoining property to the north.

**Services:** Mains electricity, gas, water and drainage are laid on

**Property Tax:** Band B

**Energy Performance Rating:** Band C

**Photography:** By Peter Illingworth

**Location:** what3words///soap.brotherly.reset

**Mobile Coverage:** EE, Vodafone, Three and O2

**Satellite:** BT and Sky

**Broadband:** Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

**Flood Risk:** Very low

**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.

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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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