



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>94</p> <p>63</p>
<p>England & Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Kirkdale House, Highfield Lane, Nawton, Yorkshire, YO62 7TU Offers over £695,000

*** NO ONWARD CHAIN***
Built in early 1920's, Kirkdale House is a beautiful five bedroom period home located in the quaint village of Nawton Beadlam. Built as a theatre in the 1920's, this property still retains much of the original grand features and charm. In brief the property comprises; entrance porch, breakfast kitchen, sitting room with raised ceilings and feature fireplace, garden room, dining room, study, guest cloakroom and utility room. To the first floor landing there are five bedrooms with en-suite to the master and the house bathroom. Outside, to the front of the property there is electric gates and driveway leading up to Kirkdale House and parking for multiple vehicles. There is a garage and outbuildings. The property also has beautiful enclosed gardens with a range of trees and plants. Kirkdale House is set within this desirable village between the towns of Helmsley and Kirkbymoorside. The village borders on the North York Moors National Park and its lovely countryside and has a sports club, public house and primary school together with the renowned, Ryedale Secondary School. The A170 provides good road links to local towns and local shopping facilities are available both in Helmsley and Kirkbymoorside.

EPC Rating D



PORCH

6'11" x 7'11" (2.11m x 2.43m)

Windows to front aspect, stone flagged flooring and beamed ceiling.

KITCHEN

19'8" x 9'8" (6.0m x 2.96m)

Window to rear aspect, wood flooring, range of wall and base units with granite work surfaces, integrated dishwasher, integrated fridge. sink and drainer unit, under stairs pantry cupboard, power points and radiator.

BREAKFAST AREA

Window to front aspect and wood flooring.

SITTING ROOM

19'9" x 16'4" (6.02m x 5.00m)

Stairs to first floor landing, doors to front aspect, high barrel ceiling, feature fireplace with multi fuel stove, wood flooring, power points, TV point and radiator.

GARDEN ROOM

10'7" x 25'5" (3.23m x 7.77m)

Window to rear and side aspect, doors to rear aspect onto garden, exposed stone wall and tiled flooring.

DINING ROOM

15'10" x 19'3" (4.84m x 5.88m)

Window to front aspect, wood flooring and power points.

STUDY

15'10" x 9'8" (4.84m x 2.95m)

Window to side and front aspect, wood flooring, fitted book shelves and power points.

INNER HALL

Window to rear aspect, feature fireplace.

GUEST CLOAKROOM

Window to side aspect, low flush WC and wash hand basin.

UTILITY ROOM

11'0" x 10'10" (3.36m x 3.32m)

Window to side aspect and door to side leading to garden, tiled flooring, range of wall and base units, boiler, space for washing machine, space for tumble dryer, sink and drainer unit.

FIRST FLOOR LANDING

Windows to rear aspect, storage cupboards and office area.

MASTER BEDROOM

17'3" x 9'8" (5.26m x 2.97m)

Window to side and front aspect, doors to side aspect leading to balcony, fitted wardrobes and power points.

MASTER EN-SUITE

Velux window, wash hand basin, low flush WC, corner bath with mixer taps and extractor fan.

BALCONY

Balcony off the master bedroom over looking the gardens.

BEDROOM TWO

12'7" x 9'10" (3.84m x 3.01m)

Window to front aspect, fitted wardrobes and power points.

BEDROOM THREE

12'6" x 9'6" (3.83m x 2.90m)

Window to front aspect and power points.

BEDROOM FOUR

12'8" x 9'5" (3.87m x 2.88m)

Window to front aspect, fitted wardrobes and power points.

BEDROOM FIVE

12'9" x 9'5" (3.89m x 2.88m)

Window to front aspect, fitted wardrobes and power points.

HOUSE BATHROOM

Velux window to rear, tiled flooring, tiled walls, wash hand basin, low flush WC, pedestal bath with mixer taps and extractor fan.

OUTSIDE

Outside, to the front of the property there is electric gates and driveway leading up to Kirkdale House and parking for multiple vehicles. There is a garage and outbuildings. The property also has beautiful enclosed gardens with a range of trees and plants.

GARAGE

Up and over door, power, light and wash hand basin.

OUTBUILDING

Power and light.

SERVICES

Gas central heating and mains drainage.

TENURE

Freehold

