



## 37 Bells Court | Helmsley, York

A modern, self-contained, purpose-built two bedroom ground floor apartment, located on a residential development, within easy distance of the town centre, and with the benefit of gas central heating and double glazing throughout.

- A well-presented ground floor apartment
- Two bedrooms and shower room
- Quiet residential location close to the town centre
- No smokers or pets
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Living room, dining room and kitchen
- Communal gardens and allocated parking space
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available immediately



**£650 PCM**

**BoultonCooper**

**BC**  
Est. 1804

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## ACCOMMODATION

### LIVING ROOM

15'11" x 11'6" (4.85m x 3.51m)

With front aspect upvc double glazed window, double radiator; opens to:

### DINING ROOM

9'1" x 9'1" (2.77m x 2.77m)

Rear aspect upvc double glazed bay window, double radiator.

### KITCHEN

8'11" x 8'5" (2.72m x 2.57m)

Fitted with a range of base and wall mounted units, stainless steel sink and drainer with chrome mixer taps over, Diplomat electric oven and grill, 4 ring hob over, integral fridge freezer, plumbing for washing machine, upvc double glazed window to the rear. Wall mounted Vaillant gas fired boiler.

### BEDROOM 1

14'3" x 9'1"

Twin aspect upvc double glazed windows to the front, built-in wardrobe suite, double radiator.

### BEDROOM 2

12'1" x 7'2" (3.68m x 2.18m)

Rear aspect upvc double glazed window to the rear, built-in cupboard, double radiator.

### SHOWER ROOM

8'5" x 5' (2.57m x 1.52m)

A three piece suite comprising double shower cubicle with sliding glazed door, low flush wc, pedestal wash hand basin and chrome heated towel rail. Opaque upvc double glazed window to the rear.

### OUTSIDE

There are communal gardens and an allocated car parking space.



### SERVICES

Mains gas, electricity, water, and drainage supplies.

### VIEWING

Strictly by appointment with the Agents.

### DIRECTIONS

Proceed along Bondgate towards Kirkbymoorside and take the first right turn on to Pottergate. Bell's Court is then the first left turn and no.37 is located at the beginning of the second block of apartments.

### COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

### ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed online or in our office.



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## VIEWING

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## COUNCIL TAX BAND

C

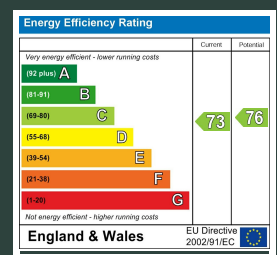
## ENERGY PERFORMANCE RATING

C

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



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