



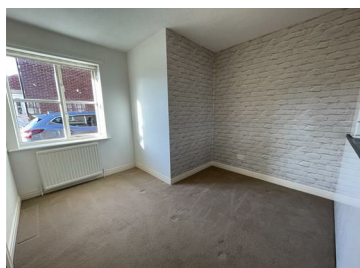
21 Bells Court | Helmsley, York

No. 21 comprises a three bedroom mid-terraced property situated in a popular residential area within walking distance of Helmsley town centre.

- A three bedroom mid terrace property
- Three bedrooms and house bathroom
- Garden to the rear
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Kitchen/dining room and dual aspect living room
- Quiet residential location close to the town centre
- Sought after residential location
- No smokers or pets
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy

£750 PCM





ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE PORCH

With single radiator and door to:

ENTRANCE HALL

With staircase to the first floor.

LIVING ROOM

15'1" x 11'6" (4.60m x 3.51m)

A dual aspect room with timber framed double glazed bay window to the front and uPVC French doors to the rear, 2 no. double radiators, and wall mounted gas fire.

KITCHEN / DINING ROOM

19'1" x 11'2" (max) (5.82m x 3.40m (max))

Fitted with a range of base and wall mounted units with work surfaces over, 1 & ½ bowl sink and drainer with chrome mixer taps over, electric oven, four ring gas hob with extractor fan over, plumbing for a washing machine, and under stairs cupboard housing the gas-fired boiler.

TO THE FIRST FLOOR

LANDING

Timber framed double glazed window, and single radiator.

BEDROOM 1

18'5" x 9'1" (5.61m x 2.77m)

Front aspect timber framed double glazed window, fitted mirrored wardrobes, and single radiator.

BEDROOM 2

13'9" x 5'10" (4.19m x 1.78m)

Rear aspect timber framed double glazed window, and double radiator.

BEDROOM 3

11'5" x 9'3" (3.48m x 2.82m)

Front aspect timber framed double glazed window, mirrored wardrobe, and over stairs airing cupboard housing the hot water cylinder.

BATHROOM

A three-piece suite comprising panelled bath, pedestal wash hand basin, and low flush wc. Rear aspect timber framed opaque double glazed window, part-tiled walls, shaver point, and single radiator.



OUTSIDE

A walkway leads to the rear enclosed lawned garden, with gravelled areas and brick set patio.

SINGLE GARAGE

16'9 x 9'3 (5.11m x 2.82m)

1 of 2 (left hand side) and with up and over door to the front.

SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents.

DIRECTIONS

From our Helmsley office, 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.21 can be found on your left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO62 5BA.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online.



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COUNCIL TAX BAND

C

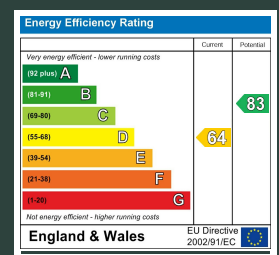
ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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Est. 1801