



11 Ryedale Close | Helmsley, York

A substantial and well-appointed detached bungalow situated within a popular and private cul-de-sac location, only a short walking distance of Helmsley town centre. The property is complemented with front and rear gardens with an open countryside outlook, together with detached garage. The property offers scope for some modernisation and upgrading, and is offered for sale with no onward chain. Viewing essential.

- Good-sized detached bungalow
- Three bedrooms and family shower room
- Sought-after residential location
- Viewing essential
- Open plan living and dining room, kitchen
- Substantial gardens and grounds, detached garage
- In need of modernisation and upgrading

Guide Price £420,000



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ACCOMMODATION

ENTRANCE PORCH

5'4" x 3'10" (1.63m x 1.17m)

HALLWAY

18'6" x 4'2" (5.64m x 1.27m)

Single radiator, loft hatch.

SITTING ROOM / DINING ROOM

24'3" x 18'6" (7.39m x 5.64m)

Dual aspect with uPVC doubled glazed window to the front and uPVC double glazed doors to the rear, gas fireplace with brick surround, service hatch from the kitchen, 2 no. double radiators.

KITCHEN

10'4" x 9' (3.15m x 2.74m)

Range of fitted base and wall mounted units, 1.5 bowl stainless steel sink and drainer with chrome mixer tap, electric cooker point, uPVC double glazed window and door to the rear.

BEDROOM 1 (NW)

14' x 10'11" (4.27m x 3.33m)

Front aspect uPVC double glazed window, single radiator.

BEDROOM 2 (N)

Side aspect uPVC double glazed window, single radiator.

BEDROOM 3 (NE)

9'4" x 8'5" (2.84m x 2.57m)

Rear aspect uPVC double glazed window, single radiator.

SHOWER ROOM

Modern three piece suite comprising shower cubicle with chrome fittings and glazed screen, combination vanity basin and wc unit, chrome heated towel rail, 2 no. opaque uPVC double glazed windows to the rear.

OUTSIDE

The property is approached via a private driveway to the front leading to the detached garage with lawned garden. A pedestrian gate leads to the rear lawned garden with herbaceous borders, patio area, established fruit trees and vegetable plot and views over open fields. Garden shed and greenhouse.

There are roof mounted solar panels to the rear, 6.48kw solar PV system.



DETACHED SINGLE GARAGE

25'11" x 8'11" (7.90m x 2.72m)

With up and over door to the front, personnel door to the side and uPVC double glazed window to the rear.

SERVICES

We understand that the property is connected to mains gas, electricity, water and drainage. 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, BoultonCooper. Tel. 01439 770232.

WHAT3WORDS

///landlords.office.inflates

COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.

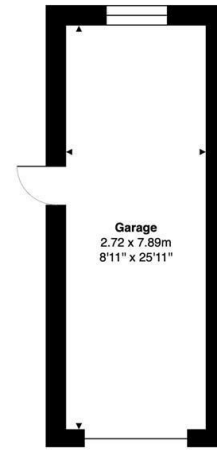
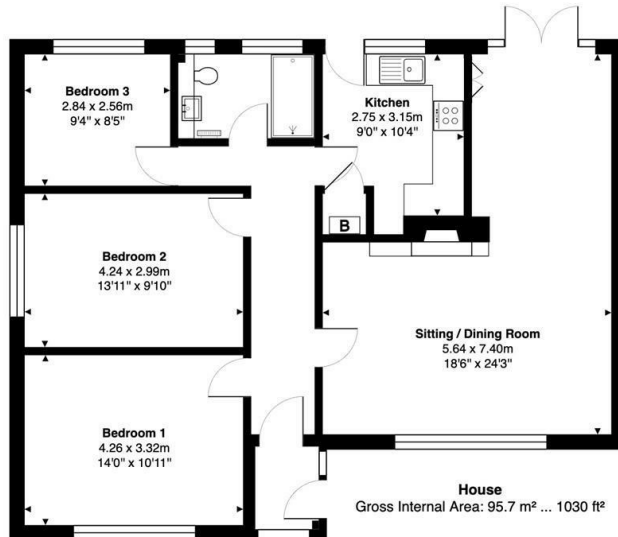


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11 Ryedale Close, Helmsley, YO62 5HR

Gross Internal Area: 117.2 m² ... 1262 ft²

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk



Gross Internal Area: 21.5 m² ... 232 ft²



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

E

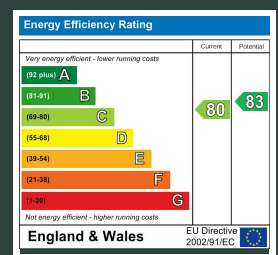
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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