



1 Crosland Close | Helmsley, York

A well-appointed and ideally situated 4 bedroomed detached property. The property is complimented by delightful gardens to the front and rear, comprising lawned gardens with herbaceous borders, attractive seating areas and private driveway leading to an adjoining double garage.

No. 1 Crosland Close is conveniently situated within this quiet location and yet only a short walking distance to Helmsley town centre. Viewing essential of this property.

- Four bedroomed detached house
- Kitchen, Dual aspect living room, Open plan dining area
- Gardens to front and rear, adjoining garage and parking
- No onward chain
- Family Bathroom, En-suite Bathroom and separate Cloakroom
- Popular residential area within walking distance of local amenities

Guide Price £550,000



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GROUND FLOOR

ENTRANCE HALL

15'3" x 5'11" (4.65m x 1.80m)
with under stairs cupboard

CLOAKROOM

5' x 4'11" (1.52m x 1.50m)

LIVING ROOM

25'1" x 11'8" (7.65m x 3.56m)
dual aspect upvc double glazed window, french doors to rear, gas fireplace with marble hearth, surround and timber mantlepiece, 2 no. double radiators.

KITCHEN

11'8" x 9'3" (3.56m x 2.82m)
range of fitted base and wall units, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap. integral double oven and grill, fridge freezer, plumbing for dishwasher, upvc double glazed window to rear.

DINING/SITTING ROOM

14'7" x 12'10" plus 8'10" x 6'11" (4.45m x 3.91m plus 2.69m x 2.11m)
2 no. double radiators, french doors to outside rear garden; door to:

UTILITY ROOM

9'2" x 7' (2.79m x 2.13m)
range of fitted base units with stainless steel sink and drainer, plumbing for washing machine, 'Logic plus dual' combi gas boiler.

ACCESS TO:

ADJOINING GARAGE

16'7" x 15'9" (5.05m x 4.80m)
double up and over door, electric power and lighting.

TO FIRST FLOOR

GALLERIED LANDING

15'5" x 5'3" (4.70m x 1.60m)

MASTER BEDROOM

13'9" x 11'9" (4.19m x 3.58m)
with twin fitted wardrobes, upvc double glazed window to front and side, leading to:

EN SUITE BATHROOM

4 piece suite comprising of low flush WC, wash hand basin, panelled bath with shower over and separate shower cubicle, linen cupboard, opaque upvc window to rear.

BEDROOM 2 (NW)

16' x 11'6" (4.88m x 3.51m)
fitted wardrobes, double radiator, upvc double glazed window to rear.

BEDROOM 3 (W)

11'10" x 9'7" (3.61m x 2.92m)
double radiator, upvc double glazed window to rear.

BEDROOM 4 (SW)

8'10" x 7'9" (2.69m x 2.36m)
plus recess, double radiator, upvc double glazed window to front.



FAMILY BATHROOM

76" x 59" (2.29m x 1.75m)

3 piece suite comprising panelled bath with shower over, pedestal hand wash basin, WC, double radiator.

OUTSIDE

The property is approached along a private tarmacadam driveway leading to the front of the property and the adjoining garage. there are delightful lawned gardens with herbaceous borders to the front enjoying a southerly aspect. To the rear, a patio area overlooks good sized lawned gardens interspersed with well stocked herbaceous borders.

SERVICES

Mains water, drainage, electricity and gas. 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 on completion.

VIEWING

Strictly by appointment with the Agents. Tel: 01437 770232.

DIRECTIONS

From our Helmsley office, head towards Pickering on the A170 for approximately 1/2 mile, turn right onto Riccal Drive, take your 1st right onto The Limes, then left onto Crosland Close and the property can be clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO62 5BD

COUNCIL TAX

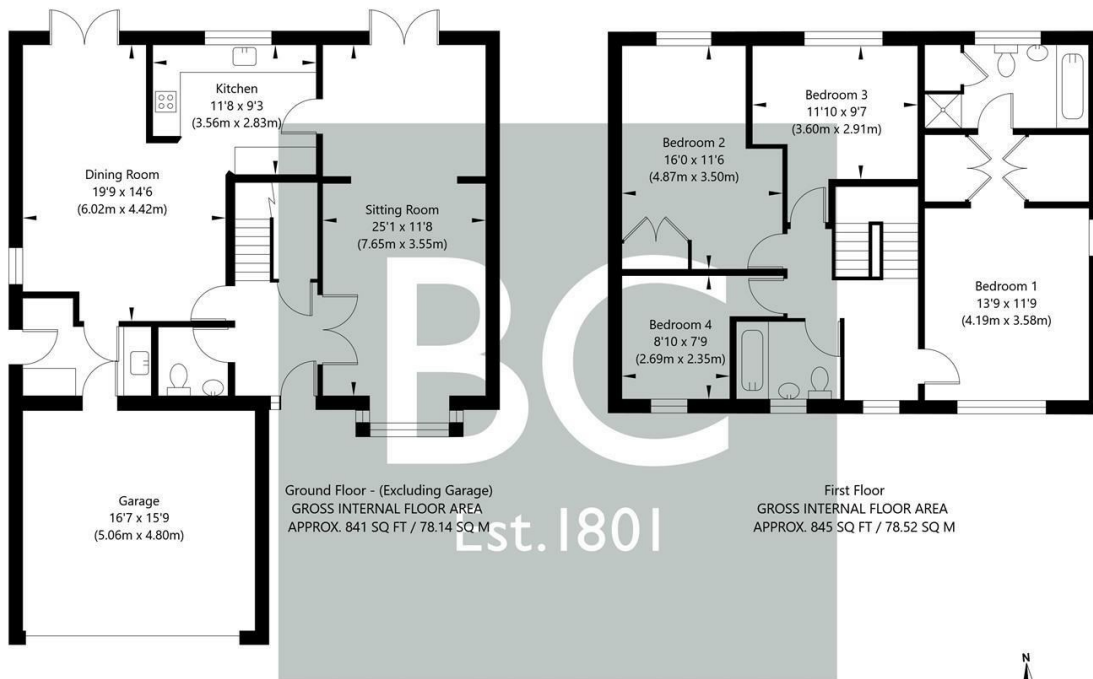
We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton office.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1686 SQ FT / 156.66 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

F

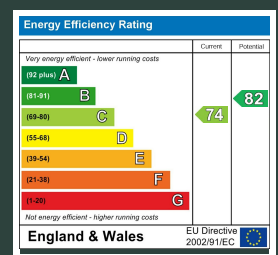
ENERGY PERFORMANCE RATING

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