



## 49 Bondgate | Helmsley, York

A delightful end-terrace Grade II listed stone cottage with separate annexe/studio in this highly sought after residential location and within walking distance of Helmsley town centre. To the outside, there are front and rear gardens with separate garage. Viewing highly recommended.

- An attractive Grade II listed stone cottage
- Sitting room and kitchen
- 1 bedroom annexe / home office
- Separate garage
- Sought-after residential market town
- Two bedrooms and family bathroom
- Front and rear gardens
- Viewing highly recommended

**Guide Price £375,000**





# 49 Bondgate | Helmsley, York



## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

uPVC entrance door, cupboard.

### SITTING ROOM

13'5" x 11' (4.09m x 3.35m)

Front aspect uPVC double glazed window, gas fireplace on tiled hearth with timber frame surround and mantelpiece, double radiator.

### KITCHEN

11'9" x 11' (3.58m x 3.35m)

Side and rear aspect uPVC double glazed windows, range of base and wall mounted units with work surfaces and upstand, Logik oven and grill, 4 ring ceramic hob with splashback and cooker hood over, composite sink and drainer with mixer tap over, wall mounted Worcester gas fired boiler, double radiator.

## REAR PORCH

uPVC double glazed door to the rear, outside.

## TO THE FIRST FLOOR

### LANDING

### BEDROOM 1 (S)

12'4" x 11'1" (3.76m x 3.38m)

Front aspect uPVC double glazed window, built-in wardrobes with dressing table, double radiator.

### BEDROOM 2 (N)

11'8" x 8'3" (3.56m x 2.51m)

Rear aspect uPVC double glazed window, cast iron fireplace, double radiator.

### BATHROOM

Three piece suite comprising panelled bath with chrome fittings and shower over, low flush wc and pedestal wash hand basin, extractor fan, chrome heated towel rail, part tiled walls, tiled floor.



### ANNEXE / HOME OFFICE

Front aspect uPVC double glazed window with double uPVC double glazed doors to the side, with bedroom/office space extending to 13'5" x 7'6", built-in cupboard. The shower room with front aspect uPVC double glazed window comprises a three piece suite: shower cubicle, low flush wc and pedestal wash hand basin.

### OUTSIDE

To the front of the property, there is a well-stocked mature garden with shared pedestrian path and stone boundary wall, together with a separate private path to to the side leading to the rear enclosed courtyard garden.

### SEPARATE GARAGE

13'11" x 9'11" (4.24m x 3.02m)

With timber double doors, power and light. The garage is accessed off Carlton Lane over a shared driveway. Parking is available to the rear, subject to agreement with Duncombe Park Estate.

### SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies. 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, BoultonCooper. Tel. 01437 770232.

### COUNCIL TAX BAND

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

### ENERGY PERFORMANCE RATING

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





