



3 Ryedale Close, Helmsley | York

A delightful and well-appointed detached bungalow situated within this prime location, a short walking distance of Helmsley town centre.

The property has been tastefully modernised and improved, and stands in attractive gardens and grounds to all sides, with adjoining garage and car port.

- Two bedroom modernised detached bungalow
- Situated in a quiet cul-de-sac location
- Low maintenance gardens to all sides of the property
- Sitting room, kitchen/dining room, en-suite, and family shower room
- Off street parking, driveway and adjoining garage



Guide Price £485,000

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ACCOMMODATION

ENTRANCE HALL

15'5" x 5'11" (4.70m x 1.80m)

2 no. cupboards off, double doors to:

SITTING ROOM

18' x 13'5" (5.49m x 4.09m)

Wood burning stove on black stone hearth with stone surround and mantelpiece, uPVC double glazed window to the front, 2no. double radiators, decorative corning.

KITCHEN/DINING ROOM

17'11" x 12'10" (5.46m x 3.91m)

Range of modern fitted base and wall mounted units, ceramic sink and drainer with chrome mixer taps, electric oven and grill, 4 ring electric induction hob with extractor hood over, plumbing for washing machine and dishwasher, uPVC double glazed window and French doors to the rear outside with electric awning over, 2 no. double radiators, uPVC double glazed door to outside.

BEDROOM 1 (NE)

14'11" x 13'11" (4.55m x 4.24m)

uPVC double glazed window to the front, single radiator.

EN-SUITE SHOWER ROOM

Three piece suite comprising double shower cubicle with chrome fittings and glazed screen, low flush wc, wash hand basin into vanity unit, chrome heated towel rail, under floor heating.

BEDROOM 2 (S)

12'4" x 11'5" (3.76m x 3.50m)

uPVC double glazed window to the rear, built-in wardrobe, single radiator.

SHOWER ROOM

9'2" x 8'7" (2.79m x 2.62m)

Three piece suite comprising double shower cubicle with chrome fittings and glazed screen, low flush wc, wash hand basin into vanity unit, chrome heated towel rail, opaque uPVC double glazed windows to the rear.

OUTSIDE

The property is approached along a part shared tarmac driveway with parking to the front and side. An open carport to the side leads to the adjoining garage. To the front there are low maintenance gravel gardens flanked with herbaceous borders, together with good-sized lawned gardens to the side and rear, patio area with retractable awning.



ADJOINING GARAGE

17'9" x 8'11" (5.41m x 2.72m)

With up and over door to the front, personnel door to the rear, electric power and light.

SERVICES

Mains water, drainage, electricity and gas. Gas-fired central heating (boiler installed 2020). 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. 01439 770232.

DIRECTIONS

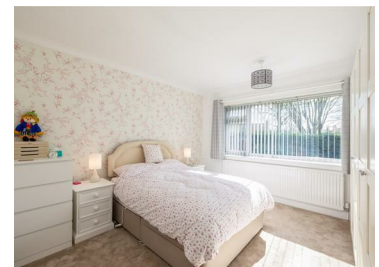
From our Helmsley office proceed along Bondgate in the direction of Kirkbymoorside, take the left turning opposite the BATA petrol station onto Carlton Road, proceed up and take the first right hand turning and right again into Ryedale Close. No. 3 Ryedale Close is situated on the right hand side, identified by our 'For Sale' board.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

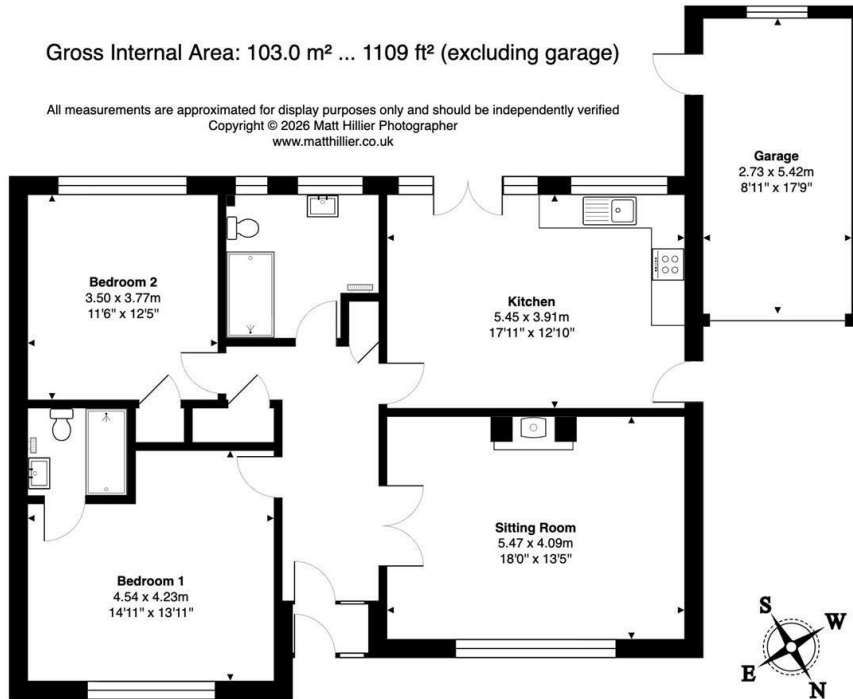


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3 Ryedale Close, Helmsley, YO62 5HR

Gross Internal Area: 103.0 m² ... 1109 ft² (excluding garage)

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



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

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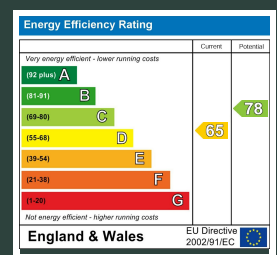
ENERGY PERFORMANCE RATING

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