

25 Castle Court | Helmsley, York

LIFE IN HELMSLEY

Continually voted as one of the prettiest market towns in Yorkshire, life in Helmsley runs at its own pace, ideal for a peaceful and rewarding life in historic surroundings.

Picture yourself in this beautiful 'Garden Apartment' in the exclusive 'Castle Court' development, literally just a 2 minute walk from the bustling market square, café lifestyle, quality restaurants and much much more.



- Ground floor apartment
- Two bedrooms and shower room
- Attractive communal gardens
- Convenient location close to the centre of the historic market town of Helmsley
- Kitchen, living room
- Attractive low maintenance south facing patio garden to the front
- Allocated parking space and visitor parking
- Occupancy of this apartment is solely for persons aged 50 years and over



Guide Price £180,000

BoultonCooper

BC
Est. 1804

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ACCOMMODATION

ENTRANCE HALL
Fitted storage cupboard.

LIVING ROOM
13'1" x 13'0" (4m x 3.97m)
Lovely feature fireplace, marble hearth and surround with decorative mantelpiece, electric storage heater, uPVC double glazed window to the front, coving, telephone and TV aerial points. .

KITCHEN
8'10" x 8'3" (2.7m x 2.54m)
Range of spotless fitted base and wall mounted units with work surfaces over, stainless steel sink and drainer with chrome mixer taps over, integral fridge freezer, electric oven and grill, induction hob with extractor fan over, plumbing for washing machine, uPVC double glazed window to the front.

A GOOD SIZED DOUBLE BEDROOM
11'10" x 9'7" (3.61m x 2.92m)
Fitted wardrobes and dressing table, storage cupboards, uPVC double glazed window to the rear, electric heater.

A SMALLER SINGLE BEDROOM
7'10" x 7'1" (2.41m x 2.17m)
uPVC double glazed window to the side, electric heater.

REAR HALLWAY
7'10" x 4'2" (2.4m x 1.29m)
Storage cupboard.

BATHROOM
8'2" x 6'6" (2.5m x 2m)
A lovely clean bathroom comprising double shower cubicle with electric shower with chrome fittings, glazed enclosure, low flush wc, wash hand basin into vanity unit, heated chrome towel rail, extractor fan. Airing cupboard with shelving and housing the hot water cylinder.

OUTSIDE - BEAUTIFUL GARDENS
To the front and side of the property there are delightful and colourful south facing gardens currently curated & meticulously maintained by an enthusiastic green fingered neighbour. The whole area of Castle Court benefits from mature and well tended communal gardens, benches etc, bringing light and colour to the development with the added bonus of enjoying views of Helmsley Castle. and the surround. The property benefits from an allocated parking space as well as plenty of visitor parking.

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SERVICES
Mains 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 leasehold with vacant possession on completion. On a 999 year lease, dated 1988.

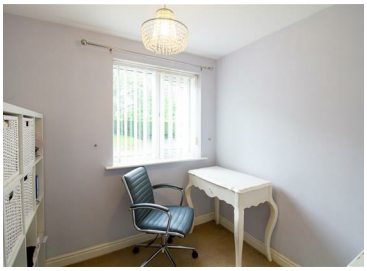
VIEWING
By appointment with the Agents, Helmsley office 01439 770232.

WHAT3WORDS
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COUNCIL TAX
We are verbally informed 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 C. The full Energy Performance Certificate can be viewed online (www.gov.uk/find-energy-certificate) or at our Helmsley office.

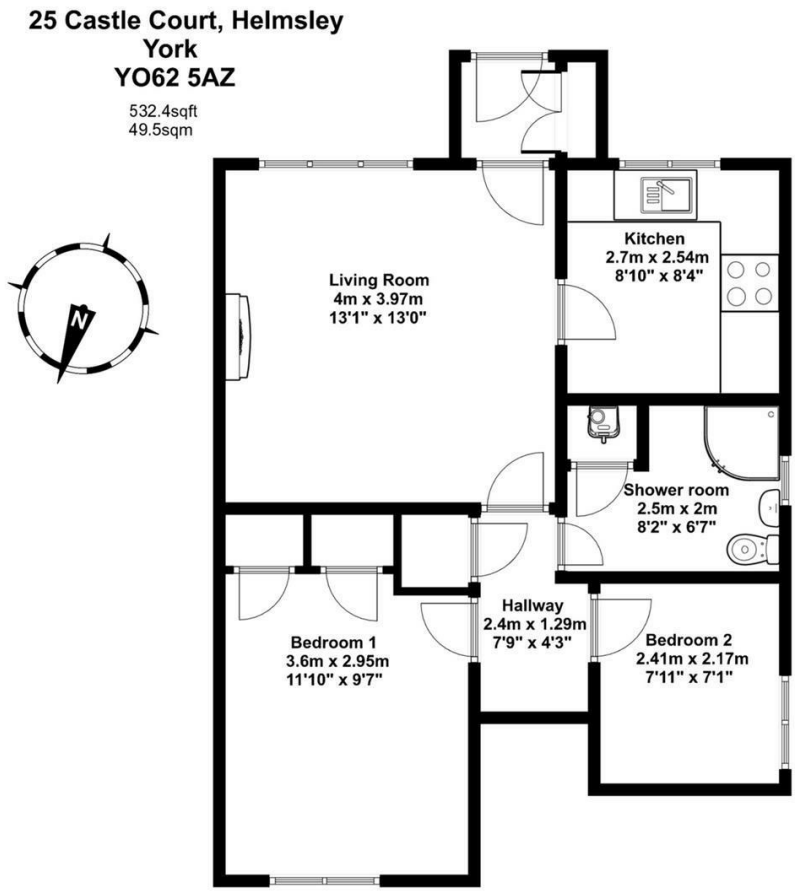
AGENTS NOTES
The apartment is Leasehold and there is a service charge payable monthly, covering maintenance of the buildings, grounds and insurance. Service Charge £110 per calendar month. An annual payment is also payable in respect of Ground Rent at £25 per annum. Occupancy of this apartment is solely for persons aged 50 years and over.
The owners are more than happy to negotiate any white goods, furniture, fixtures and fittings for a complete 'move in' opportunity to own this lovely property.





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VIEWING

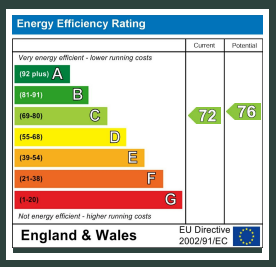
Strictly by appointment with the Agent.

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

C



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