



35 Elmslac Road | Helmsley, York

A beautifully presented and sympathetically extended semi-detached family home, situated in this quiet sought after cul-de-sac location, with south-facing rear garden. Internal viewing highly recommended.

- A well presented and well proportioned four bedroom semi-detached home
- Four bedrooms and family bathroom
- Within easy walking distance of local amenities
- Kitchen, dining room, sitting room and cloakroom
- Front and rear gardens, store and garage
- Sought after market town location

Guide Price £345,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE DOOR

Leads to:

RECEPTION HALLWAY

With understairs cupboard, dado rail, coving to ceiling, radiator, staircase to first floor.

DINING ROOM

13'9" x 11'4" (4.19m x 3.45m)

Front aspect uPVC double glazed window, gas fireplace on a tiled hearth with brick surround and timber mantelpiece, coving to ceiling, radiator.

KITCHEN

12'11" x 8'6" (3.94m x 2.59m)

Rear aspect uPVC double glazed window overlooking the garden, range of quality base and wall mounted units with work surfaces, 1.5 bowl Franke sink and drainer with chrome mixer taps, tiled splashbacks, range of integral appliances including NEFF oven and grill, induction hob with extractor hood over, Bosch combination oven/microwave, dishwasher, separate fridge and freezer, display cabinets.

INNER HALLWAY

Part wood-panelling to walls, radiator, stable door leading to the rear garden.

CLOAKROOM

Comprising low flush wc and pedestal wash hand basin, panelling to walls. Wall mounted Worcester gas fired boiler.

SITTING ROOM

14'11" x 11'5" (4.55m x 3.48m)

Dual aspect uPVC double glazed windows, French doors opening out onto the private rear garden, gas fireplace on a tiled hearth with brick surround and timber mantelpiece, 2 no. radiators.

TO THE FIRST FLOOR

GALLERIED LANDING

With dado rail, loft hatch.

BEDROOM 1

14'10" x 11'3" (4.52m x 3.43m)

Dual aspect uPVC double glazed windows, 2 no. radiators.

BEDROOM 2

11'5" x 11'1" (3.48m x 3.38m)

Front aspect uPVC double glazed window, built-in wardrobes with sliding doors, coving to ceiling, radiator.

BEDROOM 3

12' x 5'4" (3.66m x 1.63m)

Rear aspect uPVC double glazed window, wardrobe, airing cupboard with shelving and housing the hot water cylinder, radiator.

BEDROOM 4

8'9" x 8' (2.67m x 2.44m)

Front aspect uPVC double glazed window, over stairs cupboard, radiator, coving to ceiling.



FAMILY BATHROOM

Rear aspect uPVC double glazed window, luxury fitted bathroom comprising panelled bath with shower over, wash hand basin into vanity unit, low flush wc, part tiled walls, chrome heated towel rail.

OUTSIDE

The front garden has been designed for easy maintenance and comprises gravelled and paved areas flanked with herbaceous borders, together with a driveway to the side. The private rear garden is mainly laid to lawn with paved patio area and good-sized summerhouse with light and power. Double gates to the rear lead to driveway and provide parking and access to:

GARAGE

16'9" x 9'7" (5.11m x 2.92m)

With up and over door, light and power.

OUTBUILDING

Currently utilised as a utility room with plumbing for washing machine, sink, units, light and power.

SERVICES

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

DIRECTIONS

Proceed along Bondgate from our office in the direction of Kirkbymoorside on the A170, take the left turn opposite the BATA petrol station onto Carlton Road, take the second left onto Feversham Road follow the road to the end, turn left at the Post Box onto Elmslac Road and the property is located at the top of the cul-de-sac.

COUNCIL TAX BAND

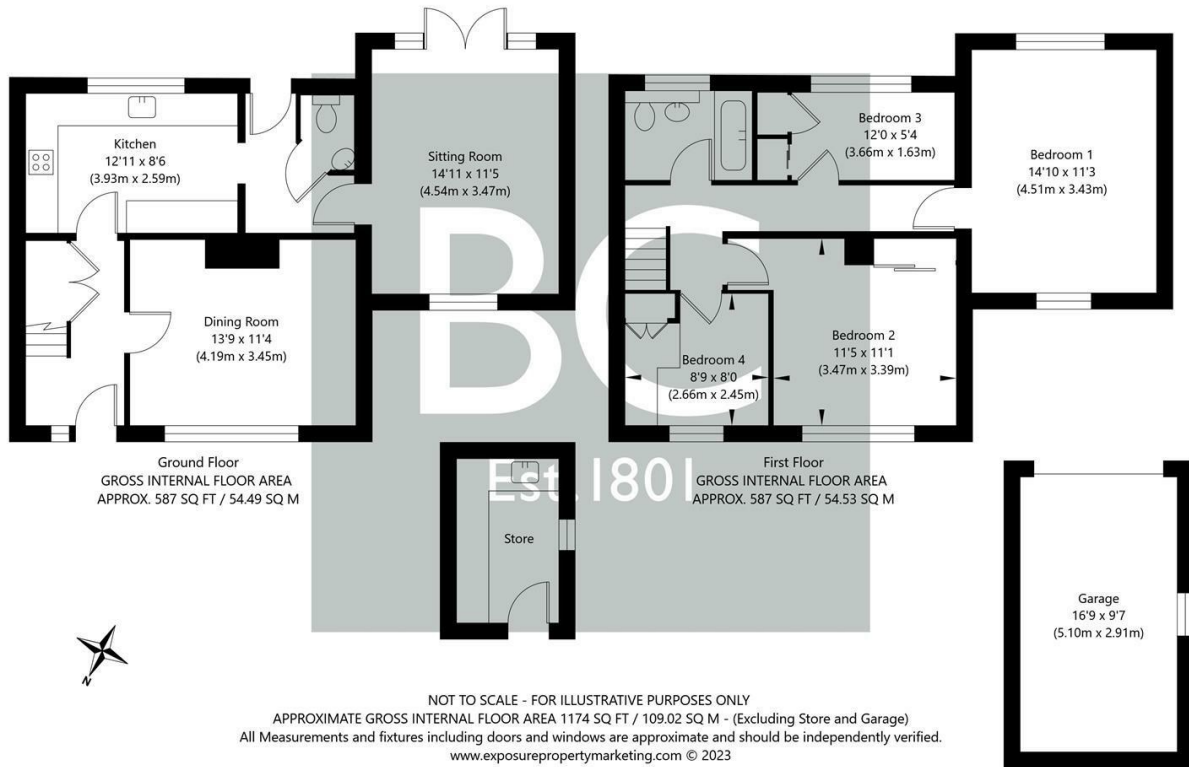
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online or at our Helmsley office.



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VIEWING

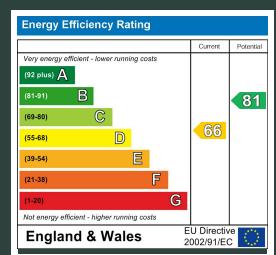
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COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

D



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