

14 Eastgate | Helmsley, York

A well-proportioned three bedroom end-terraced home with off-street parking and within easy walking distance of the town centre. Eastgate is a quiet residential street, conveniently located for the array of services and amenities offered in Helmsley. The property offers scope for extension (subject to the necessary consents) and further improvements to create a superb family home. We are offering the property for sale with no onward chain and viewing is essential.

- A well-presented and good proportioned three bedroom property
- Three bedrooms and family bathroom
- Rear garden
- Kitchen, sitting room, utility room and wc
- Driveway providing off-street parking
- Within easy walking distance of local amenities





Guide Price £215,000

BoultonCooper

BC Est. 1801

14 Eastgate | Helmsley, York







ACCOMMODATION

ON THE GROUND FLOOR
uPVC double glazed entrance door leading to:

UTILITY ROOM
9'4" x 6'3" (2.84m x 1.91m)
Front aspect uPVC double glazed window, with cloakroom off comprising wc, uPVC double glazed window to the side.

KITCHEN
14'10" x 9'5" (4.52m x 2.87m)
Range of fitted base and wall mounted units, 1.5 bowl stainless steel sink and drainer, built-in electric cooker with 4 ring gas hob over, cooker hood, double radiator, uPVC double glazed windows to the front and side.

SITTING ROOM
13'4" x 12'9" (4.06m x 3.89m)
Rear aspect uPVC double glazed window, feature fireplace with brick surround and timber mantelpiece, double radiator.

HALLWAY
With staircase to first floor, door to outside rear.

TO THE FIRST FLOOR

LANDING

BEDROOM 1 (S)
10'4" x 10' (3.15m x 3.05m)
Rear aspect uPVC double glazed window, single radiator.

BEDROOM 2 (NW)
12'5" 8'1" (3.78m 2.46m)
Front aspect uPVC double glazed window.

BEDROOM 3 (NE)
8'11" x 7'11" (2.72m x 2.41m)
Front aspect uPVC double glazed window, single radiator.

BATHROOM
6'8" x 6'1" (2.03m x 1.85m)
Rear aspect uPVC double glazed window, three piece suite comprising panelled bath with mixer shower and taps, wc and wash hand basin.

BC
Est. 1801



OUTSIDE
The property benefits from a driveway to the side providing off-street parking, with a hardstanding area to the front. To the rear, there is a hardstanding patio area with lawned gardens beyond with herbaceous borders. Timber garden shed.

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: 01439 770232.

DIRECTIONS
From our Helmsley office, proceed eastbound away from the town centre and take the first right hand turning on to Pottergate. Then take the second left turning on to Eastgate and no.14 can be found on your right hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO62 5DG.

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

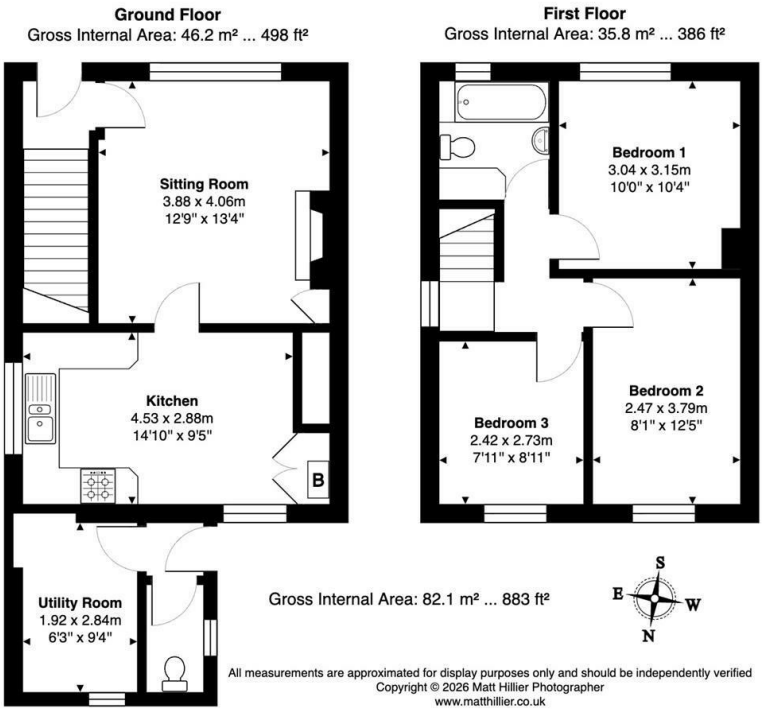




BC
Est. 1801

14 Eastgate | Helmsley, York

14 Eastgate, Helmsley, YO62 5DG



VIEWING

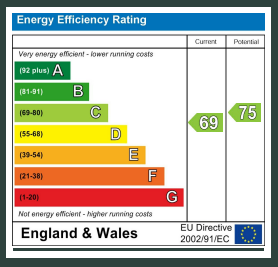
Strictly by appointment with the Agent.

COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

C



6 Bondgate, Helmsley YO62 5BR
t: 01439 770 232
e: helmsley@boultoncooper.co.uk

boultoncooper.co.uk

Regulated by RICS

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.
BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC Est. 1801