



## 9 Pottergate | Helmsley, York

No. 9 is a delightful four bedroom mid-terrace property with good-sized gardens to the rear, situated in this quiet location within a short walking distance of Helmsley town centre. The property would now benefit from a programme of modernisation and upgrading, but offers scope to create a sizeable and charming family home.

- A charming four bedroom mid-terrace cottage with original features
- Four bedrooms and house bathroom
- Detached garage and off-street parking
- Kitchen, dining room, living room
- Good-sized garden to the rear with patio and lawned areas
- Highly sought after residential location

**Guide Price £395,000**



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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

13'1" x 8'5" (3.99 x 2.57)

Timber framed entrance door, electric storage heater.

### REAR HALL

5'4" x 20'4" (1.63 x 6.20)

uPVC double glazed doors to the rear.

### DINING ROOM

13'1" x 14'1" (3.99 x 4.29)

Open fireplace on a stone hearth and surround with timber mantelpiece, Creda electric storage heater, display alcoves, exposed timber beams, uPVC double glazed windows to the front elevation, open staircase to first floor.

### SITTING ROOM

13'1" x 11'9" (3.99 x 3.58)

Open fireplace with tiled surround, hearth and timber mantel piece, display alcove, wall mounted electric heater, exposed timber beams, front aspect uPVC double glazed window.

### KITCHEN

14'8" x 11'11" (4.47 x 3.63)

Range of fitted base and wall mounted units with work surfaces over, 2 & ½ bowl stainless steel sink unit with mixer taps over, plumbing for washing machine and dishwasher, rear aspect uPVC double glazed window, exposed timber beams.

### CLOAKROOM

With low flush wc, and side aspect uPVC double glazed opaque window.

### REAR LOBBY

15'2" x 13'3" (4.62 x 4.04)

With pantry cupboard, and uPVC double glazed door to the rear outside.

### UTILITY ROOM

8'3" x 9'4" (2.51 x 2.84)

### STORE

### TO THE FIRST FLOOR

### LANDING

### BEDROOM 1

14'10" x 12'11" (4.52 x 3.68)

Rear aspect uPVC double glazed bay window, cruck frame, electric storage heater.

### INNER LANDING

16'5" x 2'11" (5.00 x 0.89)

Eaves storage, electric storage heater.

### BEDROOM 2

10'3" x 15'3" (3.12 x 4.65)

Front aspect uPVC double glazed dormer window, eaves storage cupboard, electric storage heater, separate heater, through to:



### BEDROOM 3

13'7" x 8'3" (4.14 x 2.51)

Front aspect uPVC double glazed window, electric storage heater.

### BEDROOM 4

Front aspect uPVC double glazed window, exposed timber beams.

### BATHROOM

10'9" x 7'10" (3.28 x 2.39)

Four piece suite comprising panelled bath, shower cubicle, pedestal wash hand basin, and low flush wc. Opaque uPVC double glazed windows to the side and rear, Dimplex electric heater.

### OUTSIDE

The property benefits from a rear stone patio area, accessed via the entrance hall, and leading to a raised seating area, and with timber garden shed. A stone pathway with herbaceous borders leads to the lawned garden, with evergreen trees, stone potting shed and adjoining timber store. A shared gravelled driveway to the side leads to the single storey stone framed garage and provides off-street parking, with a further garden area beyond.

### SERVICES

Mains electricity, water and drainage. Electric storage heaters. 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 upon completion.

### VIEWING

Strictly by appointment with the Agents: 01439 770232.

### DIRECTIONS

From our Helmsley office, turn right on Bondgate before taking the first right turn on to Pottergate. No.9 is situated on your left hand side and can be easily identified by our BoultonCooper 'For Sale' board.

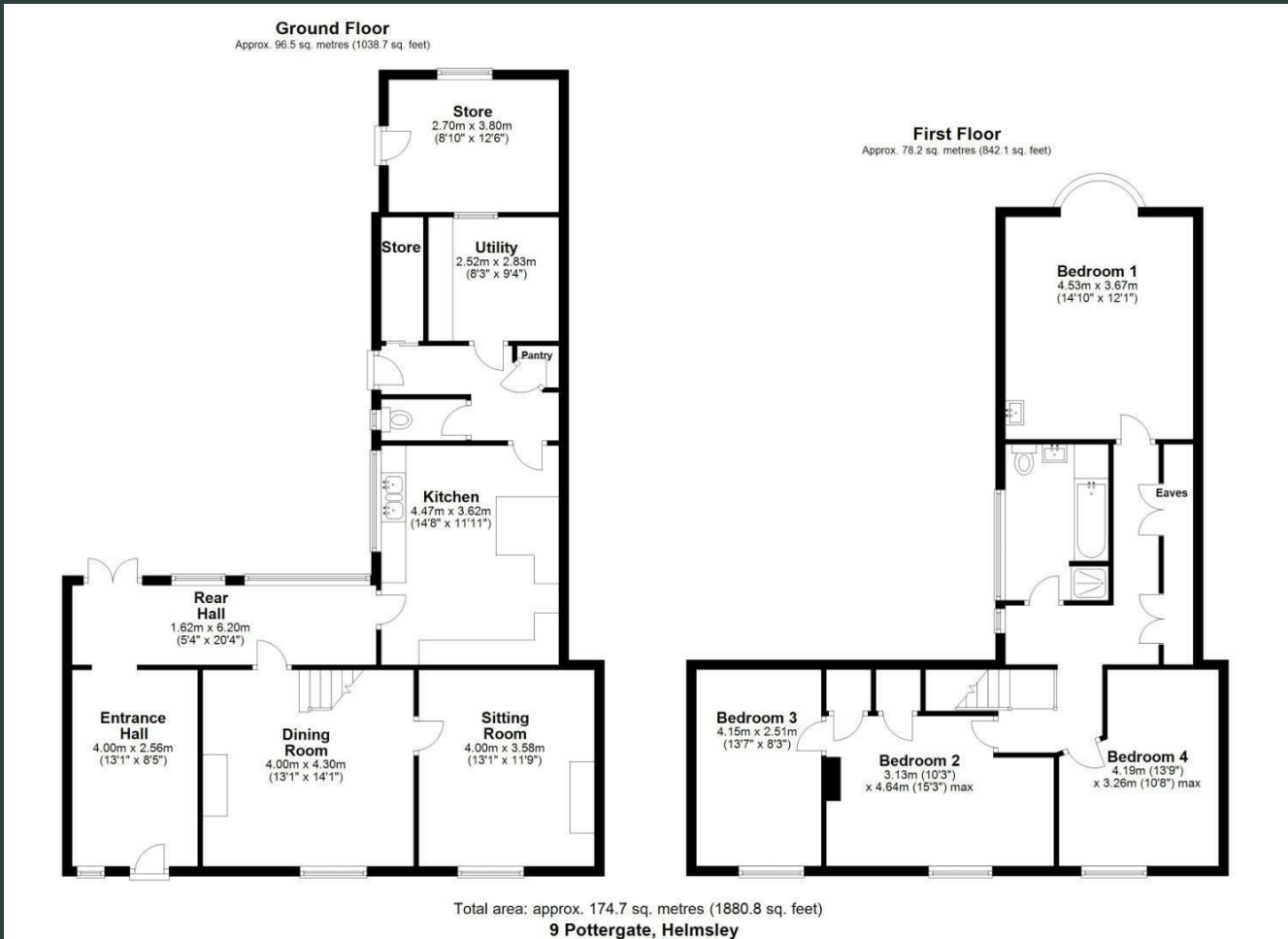
### COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

### ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed at our Malton Office.





**VIEWING**

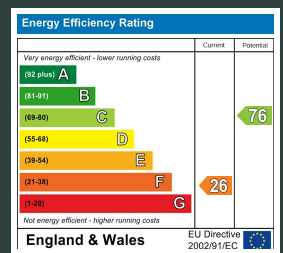
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**COUNCIL TAX BAND**

E

**ENERGY PERFORMANCE RATING**

F



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