



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



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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" x 8'1" (3.78m x 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.



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.

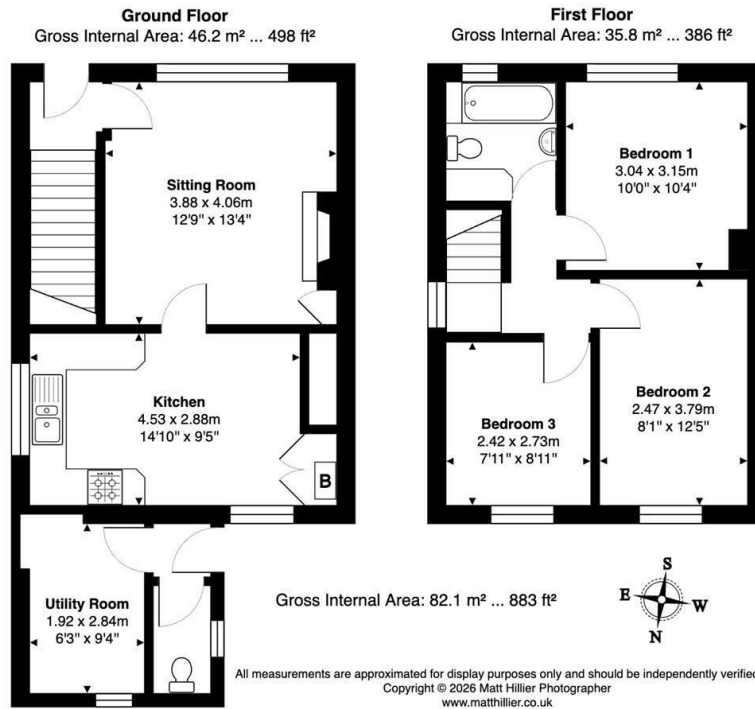
ENERGY PERFORMANCE CERTIFICATE

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



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COUNCIL TAX BAND

C

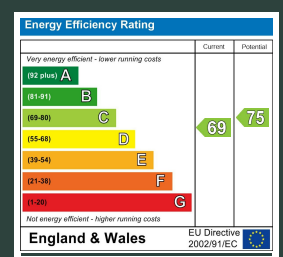
ENERGY PERFORMANCE RATING

C

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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