

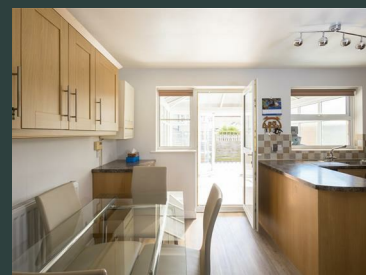


1 Carlton Lane | Helmsley, York

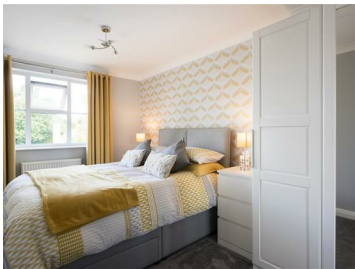
An ideally situated three bedroom semi-detached property, located in a quiet residential location within easy reach of the historic market town of Helmsley, on the southern edge of the North York Moors National Park and 16 miles north west of Malton, and 25 miles north of the City of York, each offering extensive amenities, shopping, and transport facilities.

- A well presented 3 bedroom semi-detached property
- Three bedrooms and house bathroom
- Within easy walking distance of local amenities
- Entrance porch, sitting room, kitchen/dining room, and conservatory
- Detached garage, off-street parking, and gardens to the front and rear
- No onward chain

Guide Price £265,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE PORCH

3'9 x 3'9 (1.14m x 1.14m)

SITTING ROOM

14'8 x 14'3 (4.47m x 4.34m)

Front aspect uPVC double glazed window, electric display fireplace, double radiator, staircase to the first floor, and under stairs cupboard.

KITCHEN / DINING ROOM

14'9 x 9'5 (4.50m x 2.87m)

Fitted with a range of base and wall mounted units and work surfaces over, stainless steel sink and drainer with chrome mixer taps over, gas cooker point with extractor fan over, internal uPVC double glazed window into the conservatory, uPVC double glazed door to the conservatory, double radiator, and wall mounted Ideal W2000 boiler.

CONSERVATORY

10'3 x 10' (3.12m x 3.05m)

Tiled floor, French doors to the outside patio.

TO THE FIRST FLOOR

LANDING

8'8 x 5'1 (2.64m x 1.55m)

Loft hatch.

BEDROOM 1

14'9 x 8'6 (4.50m x 2.59m)

Front aspect uPVC double glazed window, double radiator.

BEDROOM 2

9' x 8'6 (2.74m x 2.59m)

Rear aspect uPVC double glazed window, double radiator.

BEDROOM 3

6'5 x 5'11 (1.96m x 1.80m)

Front aspect uPVC double glazed window, double radiator.

BATHROOM

5'10 x 5'6 (1.78m x 1.68m)

A three-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, and low flush wc. Tiled walls, chrome heated towel rail, and opaque uPVC double glazed window to the rear.



OUTSIDE

To the front, the property is complemented by a lawned garden with herbaceous borders, and to the side is the driveway leading to the detached garage. To the rear is a patio garden.

GARAGE

16'7 x 8'10 (5.05m x 2.69m)

With up and over door to the front, and electric power and light.

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 on the A170 and with the BATA garage on your right, turn left on to Carlton Road. Take the first left turn on to Carlton Lane and no.1 can be found on your left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO62 5HB.

COUNCIL TAX BAND

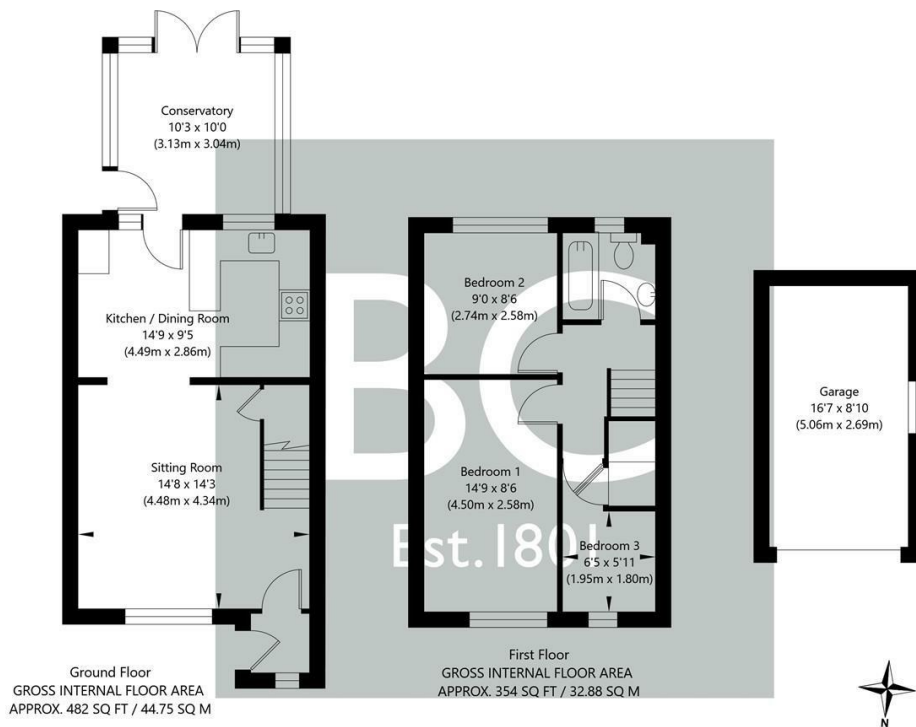
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band D.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 836 SQ FT / 77.63 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

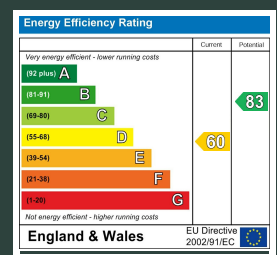
D

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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.

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