



3 Bondgate Mews, Bondgate | Helmsley, York

An immaculately presented and significantly improved two bedroom stone cottage conveniently located within a short walking distance of the centre of the popular market town of Helmsley. The property offers off street parking and low maintenance gardens to the front and rear. The property is currently operating as a highly successful holiday cottage, which can be continued, or returned to a private dwelling, subject to the appropriate consents.

- Two bedroom stone mews cottage
- Two bedrooms and shower room
- Allocated off street parking for one car
- Entrance hall, open plan kitchen/living area
- Low maintenance gardens, rear enclosed courtyard garden
- Located conveniently in the centre of Helmsley

Guide Price £255,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

Staircase to first floor.

OPEN PLAN KITCHEN / LIVING ROOM

Dual aspect timber double glazed windows to the front and rear, cast iron wood burning stove, range of modern base mounted units, underfloor heating, inset single stainless steel sink, integral electric oven, with induction four ring hob and extractor fan over, utility area, door to outside.

TO THE FIRST FLOOR LANDING

BEDROOM 1

Timber double glazed window to the front aspect, electric radiator.

BEDROOM 2

Timber double glazed window to the rear electric radiator.

SHOWER ROOM

Fully tiled with three piece suite comprising shower enclosure with drencher/shower and glazed screen, low flush wc, wash hand basin and rooflight.

OUTSIDE

Shared driveway to the front, small garden area with allocated parking space to the rear. To the rear there is an enclosed paved patio garden with seating areas and raised flower beds.



SERVICES

We understand that the property is connected to mains electricity, water and drainage. 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

By appointment with the Agents, Helmsley office 01439 770232.

WHAT3WORDS

///showdown.minerals.sprouting

COUNCIL TAX BAND

The property is currently eligible for Business Rates.

ENERGY PERFORMANCE RATING

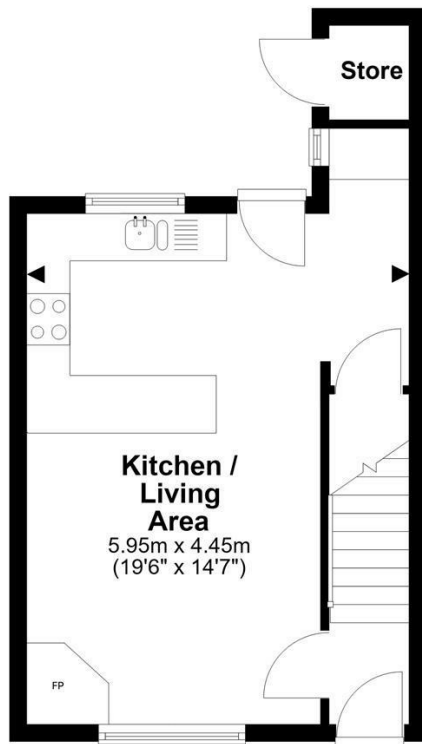
Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.



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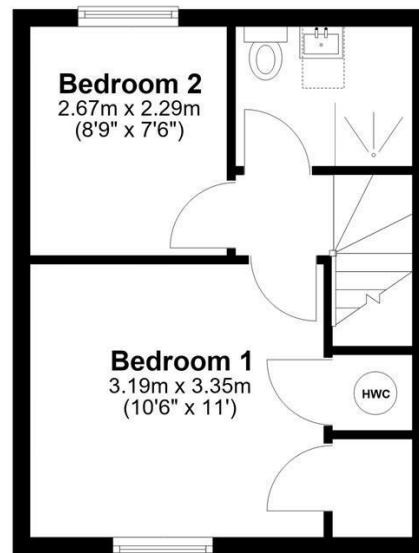
Ground Floor

Approx. 28.5 sq. metres (306.9 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 55.0 sq. metres (591.9 sq. feet)

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VIEWING

Strictly by appointment with the Agents.

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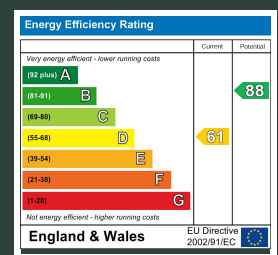
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Est. 1801