



8 Castlegate | Helmsley, York

A well-proportioned three bedroom detached property, offering a unique opportunity to live in the heart of the sought after market town of Helmsley and beside the historic site of Helmsley castle.

For Sale by Informal Tender. Best and Final Offers by 12 noon on Wednesday 22nd June 2022 to be received at our Helmsley office.

- A stone-built three bedroom detached family home
- Three double bedrooms, shower room and bathroom
- Popular residential area within walking distance of local amenities
- Kitchen, sitting room, dining room, and utility room
- Extensive south-facing gardens, and off-street parking
- Would suit a wide range of purchasers

Guide Price £495,000



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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE PORCH

72 x 3' (2.18m x 0.91m)

With timber framed entrance door, timber framed double glazed window, single radiator, and internal door to:

SITTING ROOM

17'6 x 11'9 (5.33m x 3.58m)

Twin timber framed double glazed windows to the rear with views over the garden with Helmsley Castle beyond, gas fireplace with marble surround and hearth, timber surround and mantelpiece, double radiator, decorative coricing.

UTILITY ROOM

10'8 x 7'2 (3.25m x 2.18m)

Range of fitted base and wall mounted units with formica work surfaces over, stainless steel sink and drainer with chrome taps over, plumbing for washing machine, single radiator, wall mounted British Gas 330+ gas fired boiler, timber framed double glazed window to the front, door to outside.

REAR LOBBY & CLOAKROOM

12'5 x 4'5 (3.78m x 1.35m)

With low flush wc, pedestal wash hand basin, 2 no. single radiators, part tiled walls, opaque timber framed double glazed window to the front.

KITCHEN

11'9 x 9'9 (3.58m x 2.97m)

Fitted with a range of modern base and wall mounted units with formica work surfaces over, 1 & ½ bowl stainless steel sink and drainer with chrome mixer taps over, integral appliances include double 'Neff' oven and grill, 4 ring 'AEG' hob with chrome 'Neff extractor' fan over, fridge and freezer, timber framed double glazed window to the rear, opens to:

DINING ROOM

13'1 x 12'4 (3.99m x 3.76m)

Side aspect timber framed double glazed windows, sliding timber framed double glazed doors to the patio, 2 no. double radiators, built-in bookshelf.

TO THE FIRST FLOOR

LANDING

10'9 x 7'3 (3.28m x 2.21m)

Timber framed double glazed window to the front, single radiator, airing cupboard with shelving and housing the hot water cylinder.

BEDROOM 1

18' x 12'4 (5.49m x 3.76m)

A triple aspect room with timber framed double glazed windows to the front, side and rear, wall length fitted wardrobes with dressing table, and 2 no. radiators.

SHOWER ROOM

7'7 x 3'10 (2.31m x 1.17m)

A three-piece suite comprising double shower cubicle, low flush wc, and pedestal wash hand basin. Heated towel rail, opaque timber framed double glazed window to the front, tiled walls, extractor fan.



BEDROOM 2

11'8 x 10'9 (3.56m x 3.28m)

Rear aspect timber framed double glazed windows, wall length fitted wardrobes, single radiator.

BEDROOM 3

15'5 x 8'7 (4.70m x 2.62m)

A dual aspect room with timber framed double glazed windows to the side and rear, and over stairs cupboard.

BATHROOM

8'5 x 7'6 (2.57m x 2.29m)

A three-piece suite comprising tiled panelled bath with shower over and glazed screen, low flush wc, and pedestal wash hand basin with built-in cupboard. Single radiator, opaque timber framed double glazed window to the rear, extractor fan and shaver point.

OUTSIDE

The property is approached along a shared tarmacadam drive, which leads to double gates providing a gravelled access route between the neighbouring properties and further leads to timber panelled gates to a front gravelled area and patio walkway surrounds the front of the property enclosed by timber panelled fencing. There is an internal personnel gate to an enclosed patio area with timber shed to the side. To the rear, there are substantial lawned gardens with herbaceous borders raising to steps with raised stone wall beds and a stone wall forming the western boundary, beyond which are the grounds of Helmsley Castle.

The evergreen hedgerow to the north elevation and a range of evergreen and deciduous trees, including Leylandii, mixture of conifers, silver birch and additional timber garden shed and composting area, further greenhouse, kennels and run, and raised coal boxes complete the extent of the property.

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

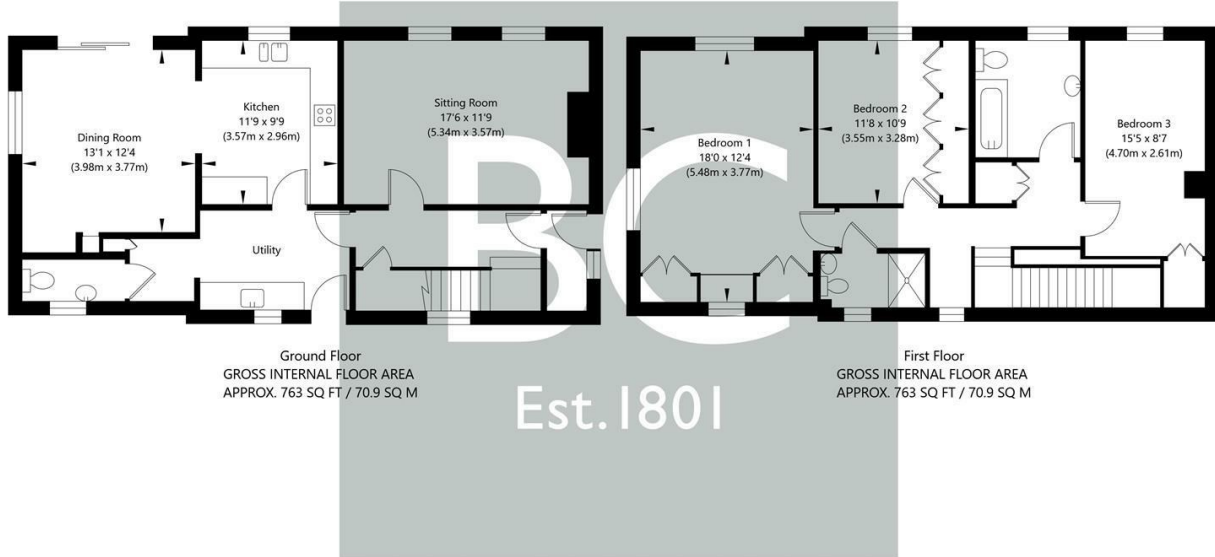
We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1526 SQ FT / 141.8 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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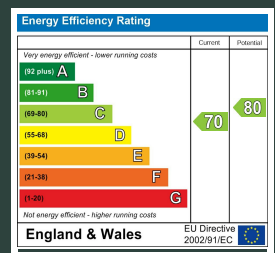
COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

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