



## 14 Ashdale Road | Helmsley, York

A deceptively spacious 3 bedroom semi-detached house with front and rear gardens and adjoining garage. The property is situated within this highly sought-after area of Helmsley, within only a short walking distance from the town centre.

Viewing is essential to appreciate fully the deceptively spacious accommodation and scope to create a delightful home within this prime location.

- 3 bedroom semi-detached house
- Dining room, sitting room, kitchen/breakfast room and separate utility room
- Conservatory
- Bathroom & Separate W.C.
- Front & Rear Garden
- Garage & Greenhouse



**Guide Price £295,000**

**BoultonCooper**

**BC**  
Est. 1801



## GROUND FLOOR

### ENTRANCE HALL

4.14m x 5.31m

Staircase to first floor.

### DINING ROOM

17'5" x 13'7" (5.31m x 4.14m)

2no. double radiators, upvc double glazed bay window to the front.

### SITTING ROOM

17'5" x 11'5" (5.31m x 3.48m)

upvc double glazed bay window to front, single radiator, electric fireplace on marble hearth, timber surround and mantelpiece.

### CONSERVATORY

12'7" x 8'9" (3.84m x 2.67m)

upvc double glazed door and window to rear, upvc double glazed roof, double radiator, tiled floor, double glazed french doors from sitting room.

## KITCHEN/BREAKFAST ROOM

18' x 14'9" (5.49m x 4.50m)

Range of fitted base and wall mounted units, electric double oven and grill, 1 1/2 bowl stainless steel sink and drainer, plumbing for washing machine, 5 ring gas hob, door to utility room.

## UTILITY ROOM

9'8" x 5'5" (2.95m x 1.65m)

upvc double glazed window to rear.

## Cloakroom

low flush WC, upvc double glazed window.

## FIRST FLOOR

### LANDING

with airing cupboard housing Worcester gas-fired boiler.

### BEDROOM 1 (SE)

11'5" x 10'2" (3.48m x 3.10m)

upvc double glazed window to front, over-stairs cupboard, separate built-in cupboard, double radiator.



### BEDROOM 2 (NW)

13'6" x 9' (4.11m x 2.74m)

upvc double glazed window to the rear, double radiator.

### BEDROOM 3 (NE)

10'5" x 8'2" (3.18m x 2.49m)

upvc double glazed window to the front, double radiator, over stairs cupboard

### BATHROOM

7'2" x 5'9" (2.18m x 1.75m)

shower enclosure, pedestal wash basin, low flush wc, upvc double glazed window to rear

### OUTSIDE

To the front, there are enclosed lawned gardens with brick set driveway leading to the adjoining garage. To the rear, there are enclosed patio gardens with greenhouse.

### SERVICES

Mains water, drainage, electricity and gas. 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

Freehold with vacant possession upon completion.

### VIEWING

By appointment with the Agents, Helmsley office 01439 770232.

### DIRECTIONS

From our Helmsley office head out of town on the A170 towards Pickering. Turn right at the traffic lights (just after the BATA petrol station) onto Ashdale Road. Number 14 is located on the right hand side and will be identified by our BoultonCooper For Sale board.

### 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. Tel 0300 131 2131.

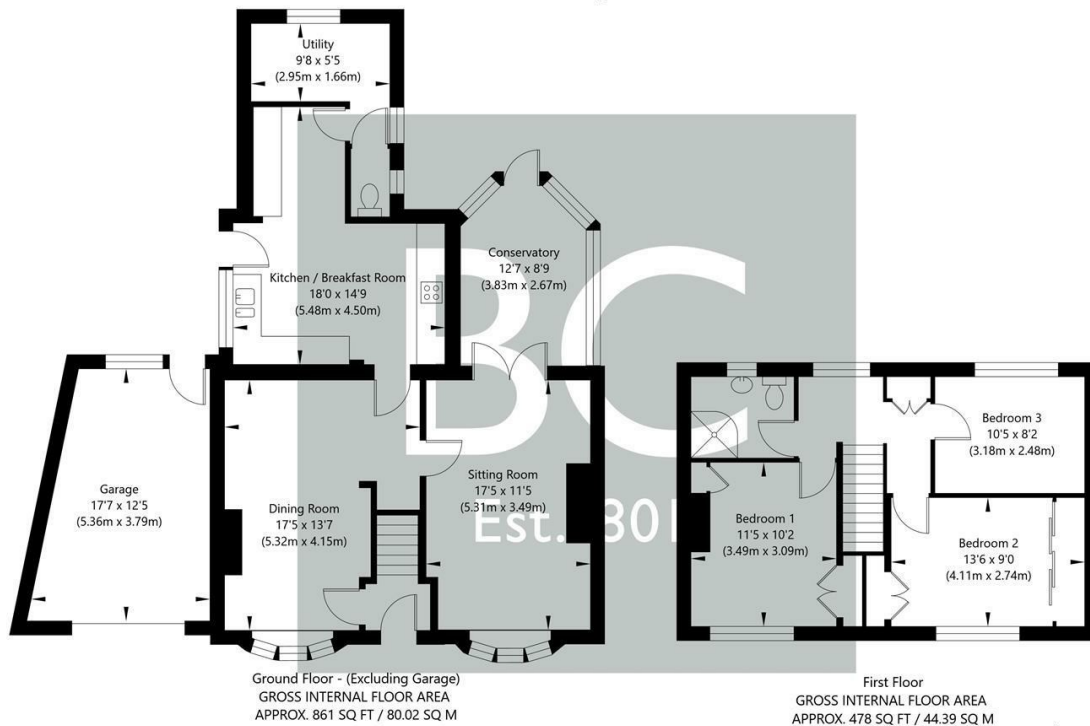
### ENERGY PERFORMANCE RATING

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



# 14 Ashdale Road | Helmsley, York

Ashdale Road, Helmsley, York, YO62 5DB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1339 SQ FT / 124.41 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

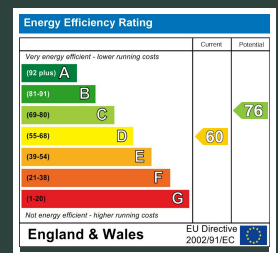
Strictly by appointment with the Agent

## 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.

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