



Sunshine Cottage, 17 Station Road | Helmsley, York

Sunshine Cottage is three bedroom Victorian detached property situated within walking distance of the market place in the sought after market town of Helmsley, offering scope to improve and extend, subject to the necessary permissions.

- A well proportioned three bedroom detached property
- Three bedrooms, study, and house bathroom
- Popular residential area within walking distance of local amenities
- Dining kitchen, sitting room, and conservatory
- Good-sized gardens and off-street parking
- Would now benefit from a programme of modernisation and refurbishment



Guide Price £315,000

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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

15'2 x 3' (4.62m x 0.91m)

Under stair cupboard.

SITTING ROOM

10'9 x 11'11, plus bay (3.28m x 3.63m, plus bay)

Front aspect uPVC double glazed window, electric fireplace with stone surround and mantle piece, double radiator.

KITCHEN / DINING ROOM

10'10 x 20'5 (3.30m x 6.22m)

Fitted with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, fitted cupboards housing gas-fired boiler and hot water cylinder.

CONSERVATORY

8'10 x 19'1 (2.69m x 5.82m)

Of uPVC double glazed construction of a brick-built base, double and single doors to the outside.

CLOAKROOM

6'4 x 3'8 (1.93m x 1.12m)

With low flush wc, and pedestal wash hand basin. Side aspect uPVC double glazed window.

TO THE FIRST FLOOR

LANDING

Loft hatch.

BEDROOM 1

10'10 x 11'11 (3.30m x 3.63m)

Front aspect uPVC double glazed window, built-in cupboards, single radiator.

BEDROOM 2

10'9 x 11' (3.28m x 3.35m)

Rear aspect uPVC double glazed window, single radiator.

BEDROOM 3

6'5 x 10'10 (1.96m x 3.30m)

Rear aspect uPVC double glazed window, single radiator.

STUDY

4'6 x 10' (1.37m x 3.05m)

With built-in shelving.



BATHROOM

7'1 x 6'5 (2.16m x 1.96m)

A three-piece suite comprising panelled bath with electric shower over and glazed screen, pedestal wash hand basin, and low flush wc. Rear aspect uPVC opaque double glazed window, single radiator.

OUTSIDE

The property is complemented by a lawned garden area to the front with herbaceous borders, and a driveway to the side providing off-street parking. To the rear is a lawned garden with herbaceous borders, and 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. Tel. 01653 692151.

DIRECTIONS

From our Helmsley office, proceed east on the A170 before taking the second right hand turn on to Ashdale Road. Continue to the 'T' junction and turn right on to Station Road; no. 17 can be found on your right hand side, clearly identified by our BoultonCooper 'For Sale' board.

COUNCIL TAX BAND

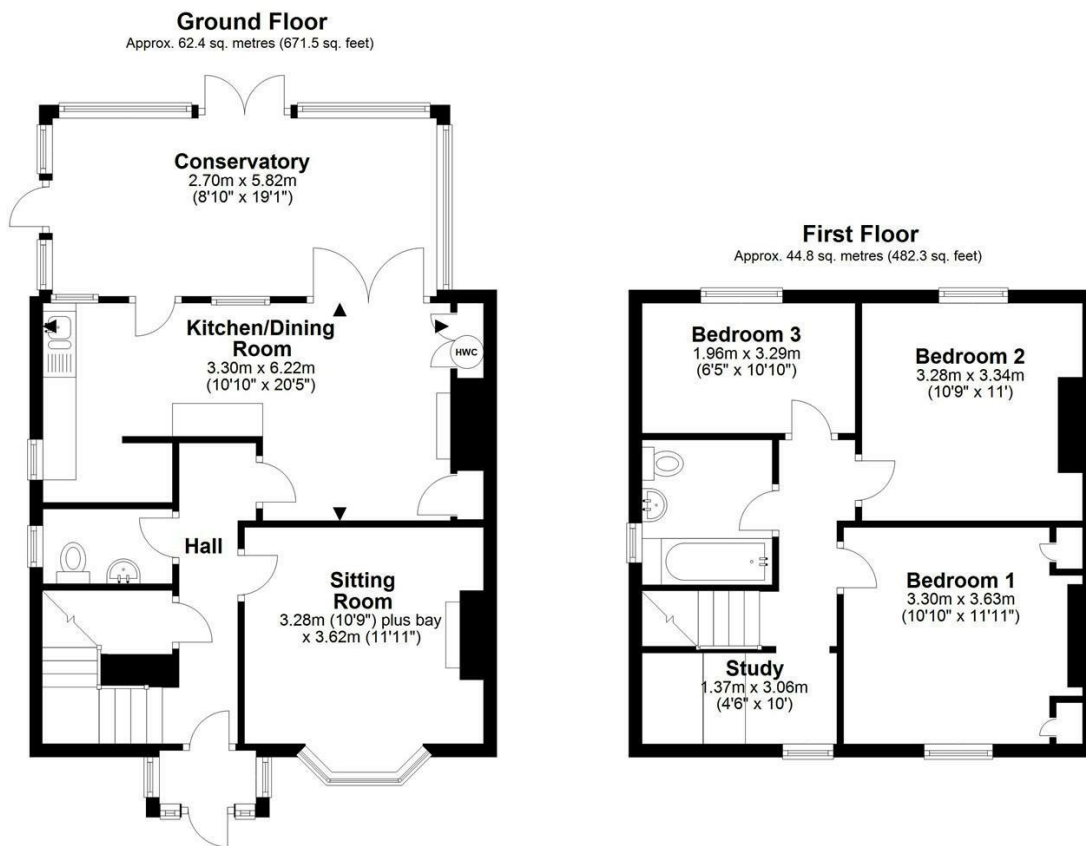
We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

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



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Total area: approx. 107.2 sq. metres (1153.7 sq. feet)
17 Station Road, Helmsley

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COUNCIL TAX BAND

E

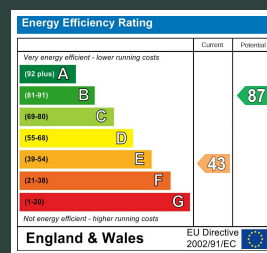
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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