



7 Southlands | Helmsley, York

Number 7 Southlands comprises a semi-detached bungalow in this cul-de-sac location, just outside the popular market town centre of Helmsley. To the side, there is a detached brick garage with hard-standing gardens to the front, side and rear, and off street parking.

- Semi-detached bungalow situated in a cul-de-sac location
- Kitchen, living room
- Low maintenance front and rear gardens
- No onward chain
- Highly sought-after market town of Helmsley
- Two bedrooms and bathroom
- Private driveway and detached garage



Guide Price £295,000

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ACCOMMODATION

ENTRANCE HALL

14'1" x 4'5" (4.29m x 1.35m)

Single radiator.

KITCHEN/DINING AREA

14'9" x 8'5" (4.50m x 2.57m)

Front aspect uPVC double glazed window, double glazed door to the outside, range of base and wall mounted units, stainless steel sink and drainer with chrome mixer taps over, 2 no. separate cupboards, recess housing the Ideal Mexico gas fired boiler.

SITTING ROOM

16' x 10'9" (4.88m x 3.28m)

Front aspect uPVC double glazed window, gas fireplace on a tiled hearth with timber mantelpiece.

BEDROOM 1

11'11" x 10'9" (3.63m x 3.28m)

Rear aspect uPVC double glazed window, fitted wardrobe and dressing table, single radiator.

BEDROOM 2

8'5" x 13'3" (2.57m x 4.04m)

Rear aspect uPVC double glazed window, fitted wardrobe, single radiator.

BATHROOM

A three-piece suite comprising panelled bath with shower over, low flush wc, and pedestal wash hand basin, tiled walls.

OUTSIDE

The property is situated on a corner plot in this cul-de-sac location with a private driveway and enclosed hard-standing garden to the front. To the rear, there is a further hard-standing gravelled garden with paved walkway and herbaceous borders, which are enclosed.

DETACHED GARAGE

16'5" x 7'10" (5.00m x 2.39m)

Of brick construction under a composite pantile roof, double timber doors to the front and personnel door to the side, electric power and light.



TENURE

We understand to be freehold with vacant possession on completion.

SERVICES

Mains water, drainage, gas and electricity. All the services have not been tested but we have assumed that they are in working order and consistent with the age of their installation.

VIEWING

Strictly by appointment with the Agents. 01439 770232.

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 0300 131 2131.

ENERGY PERFORMANCE RATING

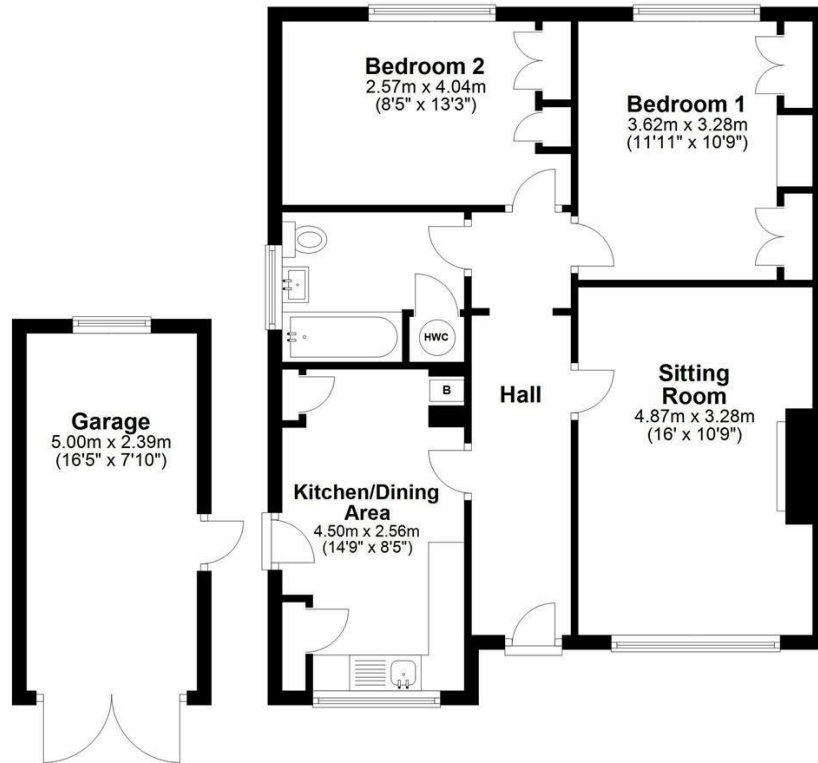
Assessed in Band D. The full EPC can be viewed at our Helmsley Office.



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Ground Floor

Approx. 77.7 sq. metres (836.2 sq. feet)



Total area: approx. 77.7 sq. metres (836.2 sq. feet)
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VIEWING

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COUNCIL TAX BAND

C

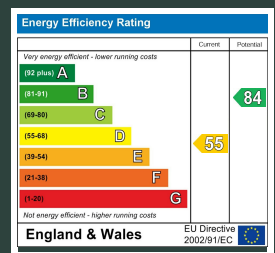
ENERGY PERFORMANCE RATING

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6 Bondgate, Helmsley, YO62 5BR

t: 01439 770232

e: helmsley@boultoncooper.co.uk



boultoncooper.co.uk



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