



2 Castle Court | Helmsley, York

A well proportioned two bedroom first floor apartment set in this small exclusive development in the heart of the historic market town of Helmsley, situated close to local amenities.

- A two bedroom first floor apartment
- Two bedrooms and bathroom
- Apartments exclusively for those over 50 years of age
- Kitchen, sitting room
- Communal gardens, visitor parking and garage
- Convenient location close to the centre of the historic market town

Guide Price £150,000



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ACCOMMODATION

Entrance door leading to:

FIRST FLOOR

KITCHEN

8'10" x 8'3" (2.69m x 2.51m)

Front aspect timber frame double glazed window, range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer taps over, integral BEKO oven and grill with four ring electric hob and extractor fan over, plumbing for washing machine.

SITTING ROOM

13'1" x 13'1" (3.99m x 3.99m)

Front aspect timber framed double glazed windows, gas fireplace on marble hearth, surround and mantelpiece, electric heater.

BEDROOM 1

12' x 9'9" (3.66m x 2.97m)

Rear aspect timber frame window, electric heater.

BEDROOM 2

9'1" x 8'3" (2.77m x 2.51m)

Rear aspect timber frame window, electric heater.

BATHROOM

Side aspect timber frame window, three piece suite comprising panelled bath with electric shower over, wc, and pedestal wash hand basin, shaver point, cupboard housing the hot water cylinder.

OUTSIDE

Visitor parking on the development and garage.

GARAGE

1 of a block of 4, with up and over door.

SERVICES

Mains water, electricity and drainage. Electric night storage heating.

VIEWING

By appointment with the Agents, Helmsley office 01439 770232.



DIRECTIONS

From our Helmsley office turn left, and continue straight on at the mini roundabout to the T junction and turn right onto Church Street. Take the first left turn opposite the Feversham Arms Hotel, and Castle Court is located on the right hand side and the property is located within the development. As you proceed into the development go through the archway and the property is located on the left hand side.

TENURE

The apartment is Leasehold, on a 999 year lease.

AGENTS NOTE

The apartment is Leasehold and there is a service charge payable quarterly, covering maintenance of the buildings, grounds and insurance. Service Charge £231.58 per quarter. An annual payment is also payable in respect of Ground Rent at £25 per annum. Occupancy of this apartment is solely for persons aged 50 years and over.

COUNCIL TAX

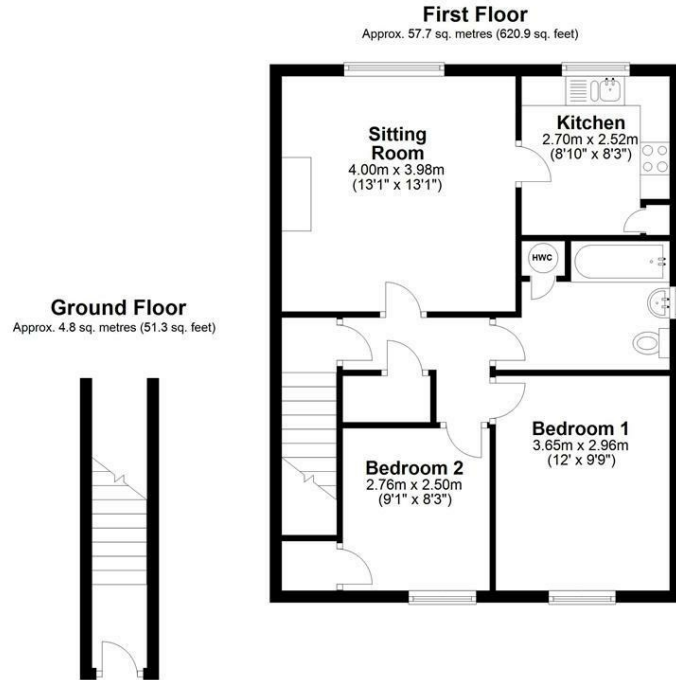
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

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



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Total area: approx. 62.4 sq. metres (672.2 sq. feet)
2 Castle Court, Helmsley

VIEWING

Type here

COUNCIL TAX BAND

C

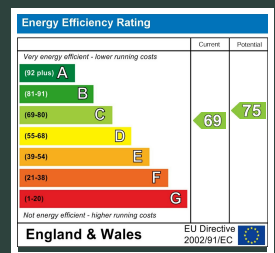
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Est. 1801