



6 Ryedale Close | Helmsley, York

A well-appointed detached bungalow situated within this private location, only a short walking distance of Helmsley town centre, enjoying substantial gardens and grounds and detached garage. The property offers scope for some modernisation and upgrading, and is offered for sale with no onward chain.

- Good-sized detached bungalow
- Three bedrooms and family bathroom
- Detached garage
- In need of a programme of modernisation and upgrading
- Living room and kitchen
- Substantial gardens and grounds
- Sought-after residential location
- No onward chain

Guide Price £395,000



BoultonCooper

BC
Est. 1804

6 Ryedale Close | Helmsley, York



ACCOMMODATION

ENTRANCE HALL

uPVC double glazed entrance door, radiator, Worcester gas fired boiler.

SITTING ROOM

23'4" x 11'5" (7.13m x 3.48m)

Dual aspect with uPVC double glazed window to the front and uPVC sliding door to the rear, open fireplace with slate and stone hearth and surround, double radiator.

KITCHEN

9'10" x 8'3" (3.00m x 2.52m)

Rear aspect uPVC double glazed window and door to outside, range of base and wall mounted units, sink and drainer with mixer tap over, integral Hotpoint oven, 4 ring gas hob with cooker hood over, consumer unit.

BEDROOM 1

9'10" x 12'3" (3.01m x 3.74m)

Rear aspect uPVC double glazed window, fitted wardrobes with cupboards above, radiator.

BEDROOM 2

13'0" x 12'8" (3.98m x 3.88m)

Dual aspect uPVC double glazed windows, radiator

BEDROOM 3

9'4" x 8'2" (2.86m x 2.50m)

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

BATHROOM

Rear aspect uPVC opaque double glazed window, three piece suite comprising panelled bath with shower over, wash hand basin, part tiled walls, radiator.

SEPARATE CLOAKROOM

Comprising wc.



OUTSIDE

There are lawned gardens with herbaceous borders to the front, side and rear, together with driveway to the side, leading to the detached garage. To the rear, there are good-sized lawned gardens with herbaceous borders and paved patio area, pond, rockery and greenhouse.

DETACHED GARAGE

18' x 9' (5.49m x 2.74m)

With electric roller shutter door to the front, personnel door to the side, electric power and light.

SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. 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

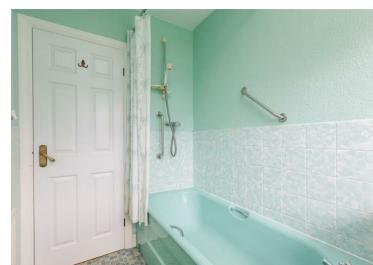
Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

COUNCIL TAX BAND

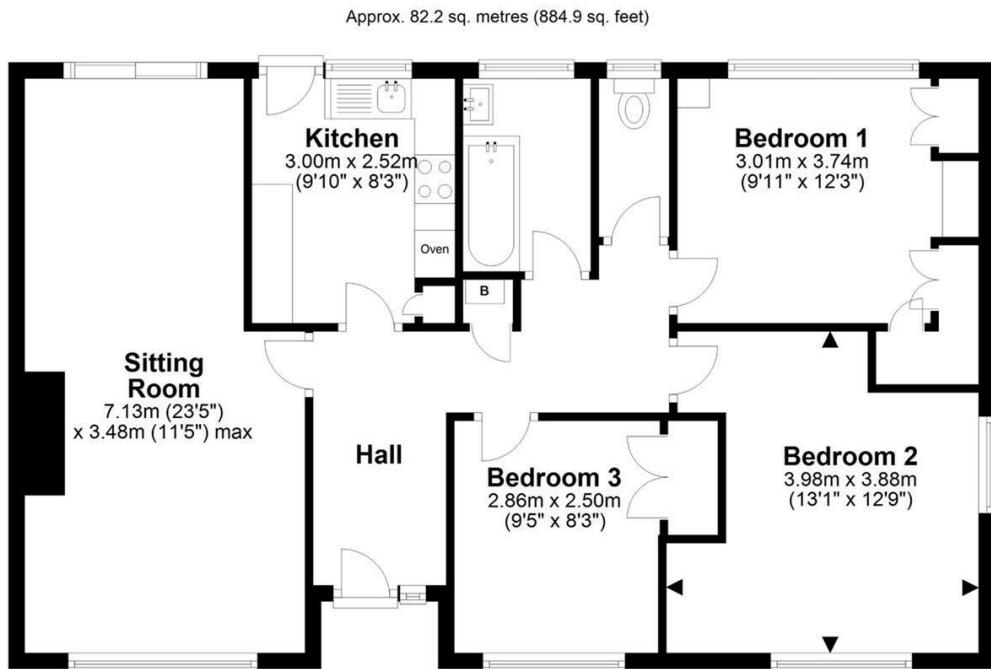
We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.



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Total area: approx. 82.2 sq. metres (884.9 sq. feet)

6 Ryedale Close, Helmsley

VIEWING

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COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-80)	B	
(75-74)	C	
(65-64)	D	62
(55-54)	E	
(45-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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