



## 8 Storey Close | Helmsley, York

A well-presented semi-detached 2 bedroom property with lawned gardens the front and rear, together with off-street parking. Storey Close is situated in a quiet cul-de-sac location and within walking distance of the Helmsley town centre.

- Semi-detached two bedroom home
- Open plan living/kitchen area
- Front and rear lawned gardens
- Popular residential area of Helmsley
- Two bedrooms and family bathroom
- Private drive providing off-street parking



**Guide Price £115,900**

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

uPVC double glazed entrance door, uPVC double glazed window to the side, laminate flooring.

#### OPEN PLAN KITCHEN/LIVING AREA

22' x 14'7" (6.71m x 4.45m)

Dual aspect with uPVC double glazed window to the front and uPVC double glazed French doors and window to the rear, multi-fuel wood burning stove, wall mounted electric heater, staircase to first floor. The kitchen area comprises stainless steel single sink and drainer with chrome mixer tap over and set within rolled work surfaces, tiled splash backs, range of fitted base and wall mounted units, built-in oven and microwave oven, four ring hob with extractor hood over.

#### TO THE FIRST FLOOR

#### LANDING

With built-in cupboard, access to roof space.

#### BEDROOM 1

14'7" x 9'1" (4.45m x 2.77m)

Front aspect double glazed window, built-in wardrobes, wall mounted electric heater.

#### BEDROOM 2

8'6" x 7'5" (2.59m x 2.26m)

Rear aspect double glazed window, built-in wardrobe, wall mounted electric heater.

#### BATHROOM

Rear aspect uPVC double glazed window, three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush w.c., part tiled walls and tiled flooring.

#### OUTSIDE

To the front, there are open lawned gardens with private driveway to the side. To the rear, there is an enclosed lawned garden with herbaceous borders and raised beds, together with decking area and pergola.

#### ADJOINING MONOPITCH SHED

13'1" x 8'9" (3.99m x 2.67m)

With light and power currently utilised as a utility area with plumbing for washing machine, shelving. Dual aspect timber doors to the front and rear.



## SERVICES

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

## SHARED OWNERSHIP SCHEME

The property is for sale on the basis of a 61% ownership. Shared ownership is with Rural Housing Trust Limited and a monthly rent of £163.43 per calendar month is payable. The next rent review will be effective from 1st January 2027.

The leasehold agreement is for period of 99 years commencing on the 22nd April 2014.

## LOCAL OCCUPANCY CLAUSE

Potential purchasers are required to be (i) resident within the Parish of Helmsley for a minimum of two years; or (ii) have a strong local connection with the Parish of Helmsley; i.e family associations within the said Parish and/or whether such person has permanent employment in the Parish.

## TENURE

We understand to be leasehold with vacant possession on completion.

The property is for sale on the basis of a 61% ownership. The Leasehold Agreement is for a period of 99 years, commencing on 22nd April 2014. The management company is Rural Housing Trust Limited.

## VIEWING

Strictly by appointment with the Agents.

## COUNCIL TAX

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

## ENERGY PERFORMANCE RATING

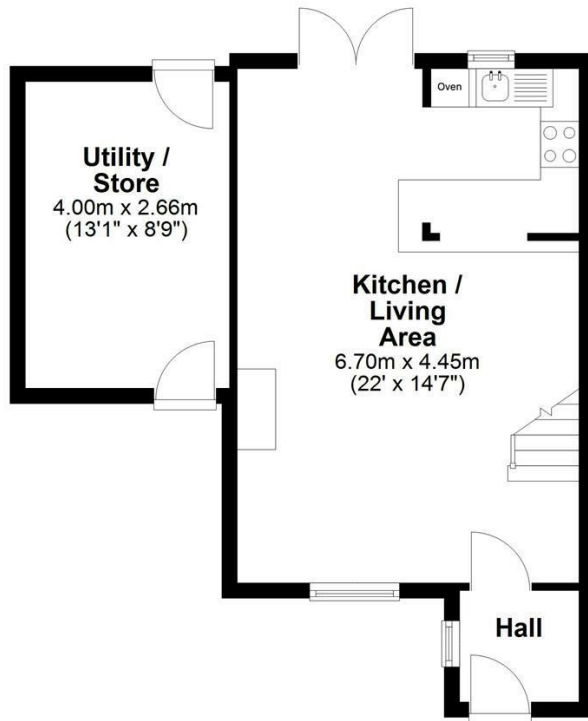
Assessed in Band E. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.



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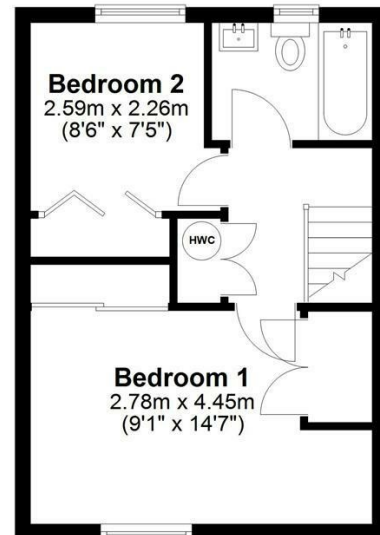
## Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



## First Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 sq. feet)

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### VIEWING

Strictly by appointment with the Agent.

### COUNCIL TAX BAND

B

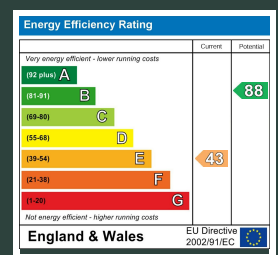
### ENERGY PERFORMANCE RATING

E

6 Bondgate, Helmsley YO62 5BR

t: 01439 770232

e: helmsley@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



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**BC**  
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