



Dunroyal End Dunroyal Helperby

York, YO61 2PY

£225,000



AN ATTRACTIVE 2 BEDROOMED FORMER ESTATE WORKERS VICTORIAN END TERRACED COTTAGE, OFFERING SPACIOUS ACCOMMODATION WITH SCOPE TO UPDATE. GENEROUS SOUTHERLY FACING REAR GARDENS EXTENDING TO 60ft x 40ft, WITH OFF-ROAD PARKING AND OUTBUILDINGS PLEASANTLY LOCATED IN THIS HIGHLY POPULAR AND ACCESSIBLE VILLAGE BETWEEN EASINGWOLD AND BOROUGHBRIDGE.

Mileages: York - 18 miles, Easingwold - 7 miles, Thirsk - 12 miles, Boroughbridge - 6 miles (Distances Approximate)

With UPVC Double Glazing and NO ONWARD CHAIN.

Sitting Room, Kitchen/Diner, Utility/ Pantry

First Floor Landing, 2 Bedrooms, Bathroom/WC

Outside - Generous Rear Garden with Off-Road Parking Extending To 60ft X 40ft Approx.,

Two Outbuildings 18ft X 7ft And 15ft X 6ft Approx. Within the Garden with Scope To Convert, 3 Further Smaller Outbuildings within the Courtyard Including a Privy!

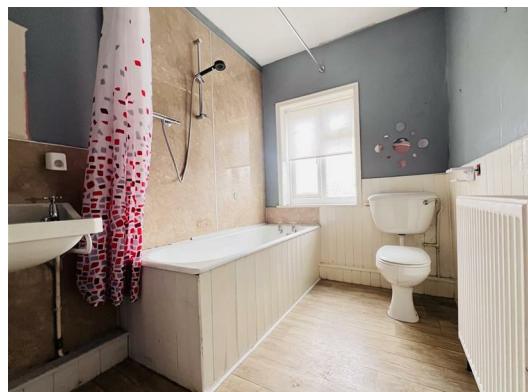
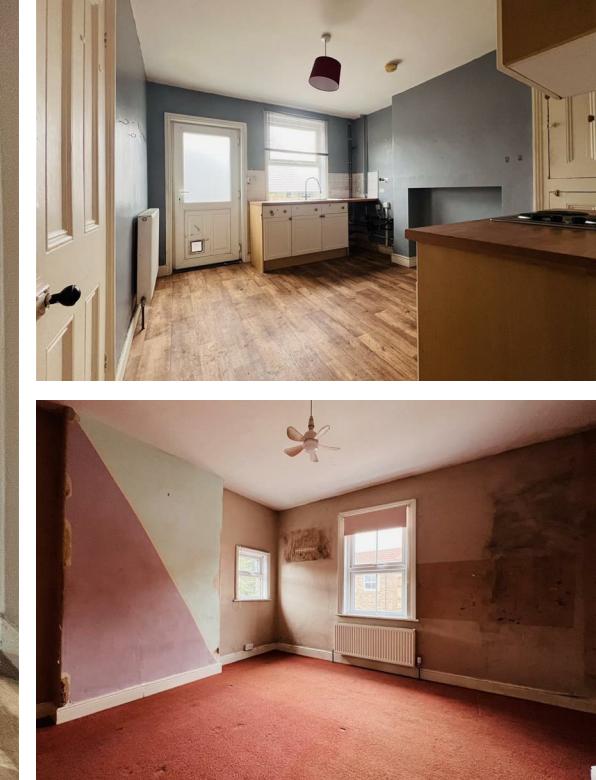
Enjoying a pleasant position within the highly popular village of Helperby within level walking distance of local village amenities, Dunroyal End is an attractive 2 bedroomed Victorian end terraced cottage which offers scope for adaptation and improvement to individual requirements, enjoying a generous rear garden with southerly aspect, off-road parking and a range of outbuildings.

A sturdy timber Entrance Door with glazed overlight opens to a RECEPTION LOBBY with stairs rising to the first floor.

SITTING ROOM with aspect overlooking the period houses fronting Dunroyal, fireplace with stone hearth and timber mantle. Timber shelf recessed to the alcove and useful walk-in under stairs storage cupboard.

KITCHEN with DINING AREA fitted with a range of shaker style floor and wall cupboards and drawers, complemented preparatory work surfaces and tiled mid range, inset stainless steel sink unit and side drainer with Swan mixer tap below a PVC window overlooking the rear courtyard and beyond to the fully enclosed courtyard. Further work surfaces with inset 4-ring hob electric hob and double oven below. Under counter appliance space. DINING AREA. Rear PVC double glazed door out. An inner timber door to the side leads to;

WALK-IN UTILITY/ PANTRY frosted PVC window to the rear. Counter top with space and plumbing for a washing machine.





From the reception lobby stairs lead up to the;

FIRST FLOOR LANDING, loft access, panel doors lead off;

The **PRINCIPAL BEDROOM**, is a good-sized bedroom enjoying a dual aspect to the front and side.

BEDROOM 2, enjoys a pleasant outlook with elevated southerly views towards the rear garden.

BATHROOM, part tiled walls, white suite comprising cast bath with plumbed shower over, traditional wall hung sink and low-level WC.

OUTSIDE a concrete driveway sweeps through a 5 bar timber gate to a wide concrete drive (shared with the adjoining terraced cottage) and leading to the rear entrance door. To one side there is a range of useful out buildings including a privy. To the other side a wooden hand gate with adjoining 5 bar timber gate for vehicles opens to a superb south facing rear garden extending to 60ft x 40ft. Mainly laid to lawn which is fully enclosed with part fenced borders. There are two generous outbuildings with scope to renovate to personal requirements Outbuilding 1 -15ft x 6ft., Outbuilding 2 -18ft x 7ft.

LOCATION - The historic conservation village of Helperby is well located and readily accessible to York, Boroughbridge, and Easingwold. The village offers a general store, public house, post office, doctors' surgery, church and primary schooling. It is readily accessible to Thirsk and Teesside via the A19, and for travel further afield via the A1(M).

POSTCODE - YO61 2PY

TENURE - FREEHOLD

COUNCIL TAX BAND - B

SERVICES - Main's water, Drainage, Oil Fired Central Heating.

OVERAGE - The property and land is being offered subject to an overage provision, which will entitle the seller to 20% of the uplift in value deriving from planning permission associated to the rear garden only for any additional dwelling(s), for a period of 20 years from date of sale.

DIRECTIONS - From Easingwold, proceed out along the Raskelf Road to Raskelf, and continue towards Helperby and Brafferton. On entering the village, follow the road around to the left onto Main Street, and turn right by the well onto Dunroyal proceed to the end where upon Dunroyal End is on the left-hand side.

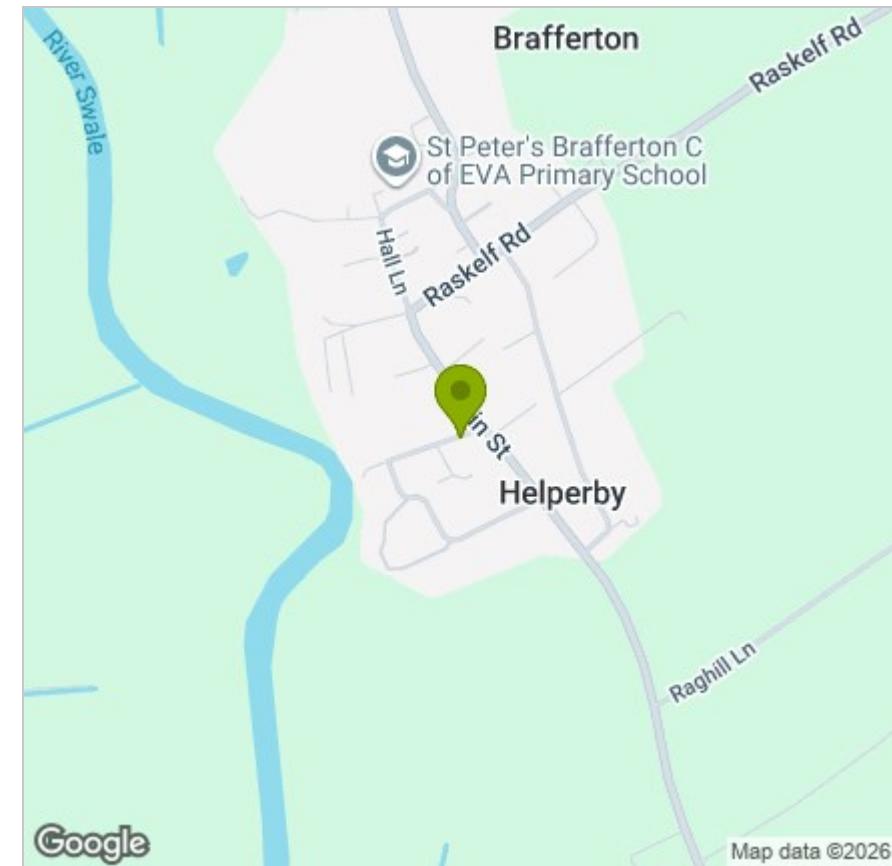
VIEWINGS - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	39
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.