

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



15, ACRES CLOSE, HELMSLEY, YO62 5DS

A detached house with a good size garden in a quiet residential area of the town

Entrance Hall

Sitting/Dining Room

Kitchen

3 Double Bedrooms

En Suite Shower Room

Bathroom

Off Road Parking

Garage

Conservatory

Gas Central Heating

uPVC Double Glazing

EPC Rating D

GUIDE PRICE £310,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Helmsleyone of the most sought after towns in Ryedale with a weekly market on a Friday and an array of shops providing important every day amenities as well as good eateries, craft shops, boutiques and well stocked delicatessens. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden and Helmsley Art Centre popular for its film programmes, theatre productions, art exhibitions and workshops. Helmsley lies at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road.

Acres Close is a small cul-de-sac of detached properties, varying in design, located just outside the National Park boundary on the eastern outskirts of the town. No.15 comprises a well presented two storey house with an integral single garage, additional off street parking and a 'wrap around' garden. The property is heated by a new Ideal gas boiler that was installed in 2024. There is an open plan sitting/dining room with a gas fire and at the dining end, sliding glazed doors lead to an adjoining conservatory. The kitchen comes with an integrated electric oven, gas hob, dishwasher, small breakfast bar and has plenty of storage cupboards. On the first floor all 3 double bedrooms are of good size with the main bedroom having the benefit of an en suite shower room with underfloor heating and a separate house bathroom serves the remaining 2.

To the rear is a well kept south facing garden which is mainly down to lawn including a paved patio area, ideal for arranging garden furniture, planted containers etc. Plants and shrubs are well established and boundaries are clearly defined. There is a useful, metal garden shed for housing the mower, tools etc.

This property has all the makings of a comfortable family home with a 'ready to move into' feel and in an accessible market town location.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band D.

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

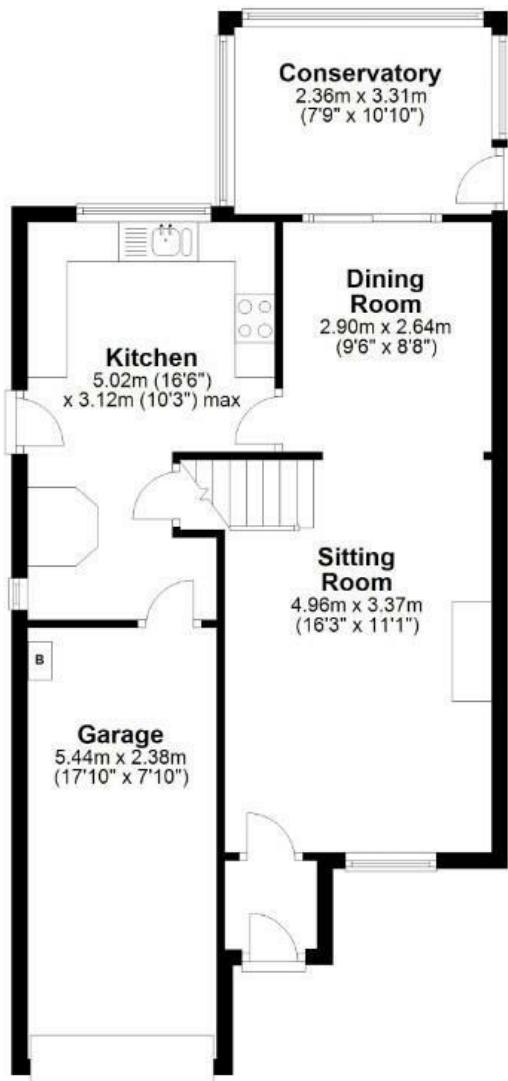
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034.



Accommodation

Ground Floor

Approx. 60.1 sq. metres (647.2 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 108.0 sq. metres (1162.6 sq. feet)

15 Acres Close, Helmsley

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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