

# ROUNTHWAITE & WOODHEAD

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



## **58 BRANSDALE VIEW, ASHWOOD CLOSE, HELMSLEY, YO62 5FE**

**A very smart 2nd floor apartment with spectacular views over fields and trees  
set in lovely communal gardens**

**Lift & Stairs to All Floors**

**Entrance Hall**

**Sitting Room/Diner**

**Well Appointed Kitchen**

**Double Bedroom**

**Shower Room**

**Gas Central Heating**

**Double Glazing**

**EPC Rating B**

**PRICE GUIDE: £42,500**

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

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Bransdale View is a modern and exciting development of stylish and contemporary apartments promoting independent living for people over the age of 55. Facilities include a hair salon, activity room, guest room and a lovely residents lounge with a fine outlook across a beautiful communal garden. This impressive range of facilities are for every resident's enjoyment whilst providing a safe and secure environment. Additional support services are available for residents who require a higher level of care and a dedicated Housing & Care Manager is on site too.

58 Bransdale View comprises a second floor apartment in a particularly favourable part of the development from where there are scenic views over the garden and towards the neighbouring fields and woodland in the distance. The town's bowling green, cricket field and small outdoor swimming pool are on the door step which may well appeal to those who enjoy gentle sporting activities.

The apartment has had one very careful owner since new and comprises a spacious entrance hall with plenty of essential storage, a comfortable sitting room/diner, a well equipped kitchen, a good size double bedroom and a large shower room. There is a mains gas central heating system and the windows are all double glazed. There are staircases and lifts to all floors. The apartment has all the makings of a perfect retirement home with additional care on hand in later life if required.

## General Information

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

Council Tax: We are informed that the apartment falls in band A.

Tenure: We are advised the property is Leasehold held on a 999 year Lease. The Management Company is Housing 21

Service Charge: The monthly service charge for 2023/2024 is set @ £388.59

Rent: £339.03 per calendar month exclusive of utilities etc.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034

Price Guide: £42,500 on the basis of 25% ownership.

Helmsley is a sought after town 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.

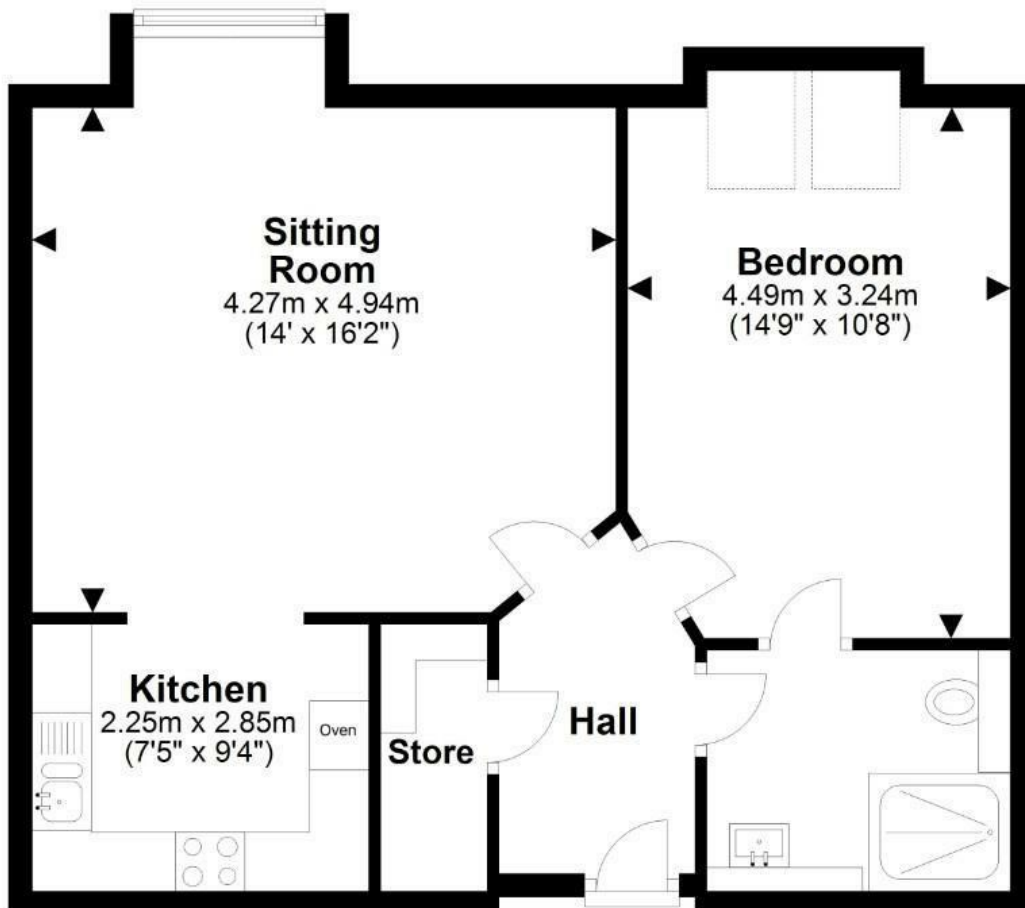




## Accommodation

### Ground Floor

Approx. 56.1 sq. metres (603.5 sq. feet)

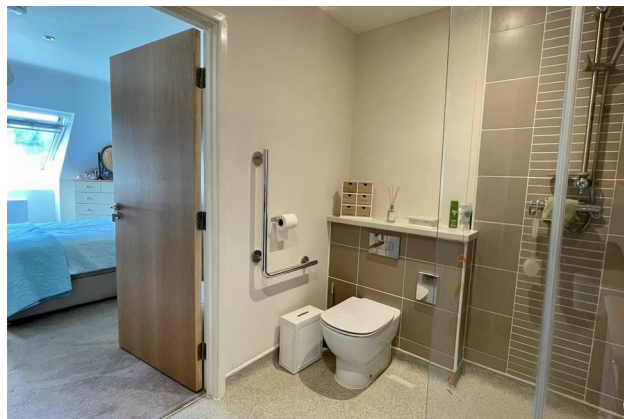


Total area: approx. 56.1 sq. metres (603.5 sq. feet)

### 58 Bransdale View, Helmsley

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](http://www.rounthwaitewoodhead.co.uk)

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