

ROUNTHWAITE & WOODHEAD

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



19 THE CRESCENT, HELMSLEY, YO62 5DF

**A semi detached house requiring some refurbishment
occupying a substantial corner plot with a good garden, garage & parking**

Entrance Hall

Sitting Room

Dining Room

Kitchen

Rear Porch

2 Double Bedrooms

Bathroom

Gas Central Heating

Double Glazing

PRICE GUIDE: £235,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
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www.rounthwaite-woodhead.co.uk

Description

The Crescent is an established residential area located within just 5 minutes walk of Helmsley town centre. No. 19 occupies a larger than most, corner plot and comes with a single garage plus plenty of parking on the drive in front.

Built in the 1950's/60's, this semi detached house of brick construction comes with a good size kitchen, a south facing sitting room and in the 1980's a separate dining area was added in order to extend the ground floor living space. There are two double bedrooms and bathroom on the first floor. Heating is via a gas central heating boiler in the hall and windows are all double glazed.

During the passage of time, the accommodation has become dated and a modern scheme of interior decoration and refurbishment would be beneficial.

The outside space includes plenty of lawned garden to the front, side and rear together with a useful workshop and rear yard for bin storage etc. The garage and workshop have electricity connected.

General Information

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

Council Tax: We are informed by North Yorkshire Council that this property falls in band C.

EPC Rating: D

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

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

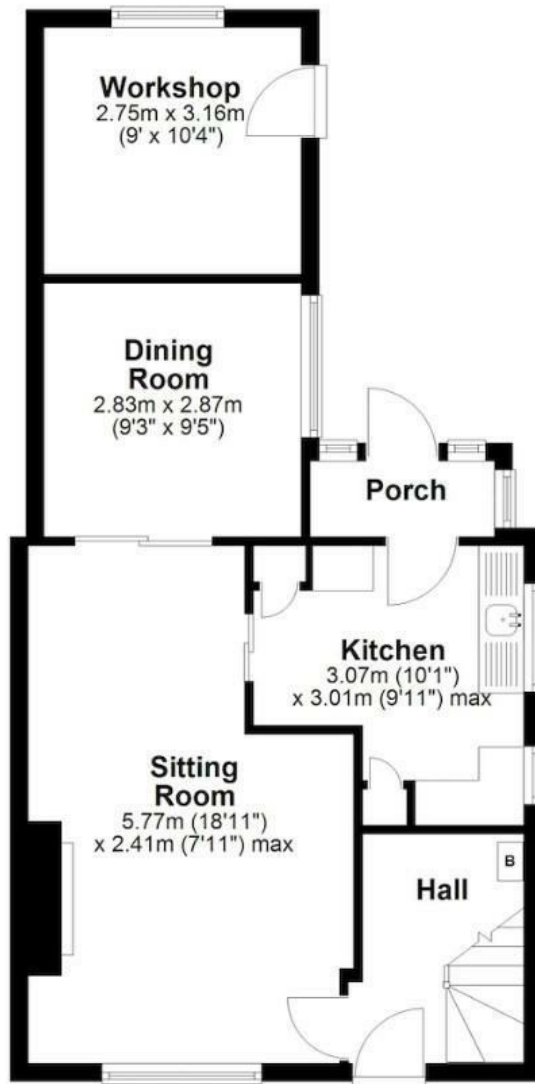
Helmsleyone of the most sought after towns in Ryedale with a weekly market on a Friday and an array of shops providing important every day amenities as well as a reputable primary school, good eateries, craft shops, boutiques and a well stocked delicatessen. Places of interest include Duncombe Park Grounds, 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 and is on a regular bus route to other towns and villages along the A170 towards the east coast.



Accommodation

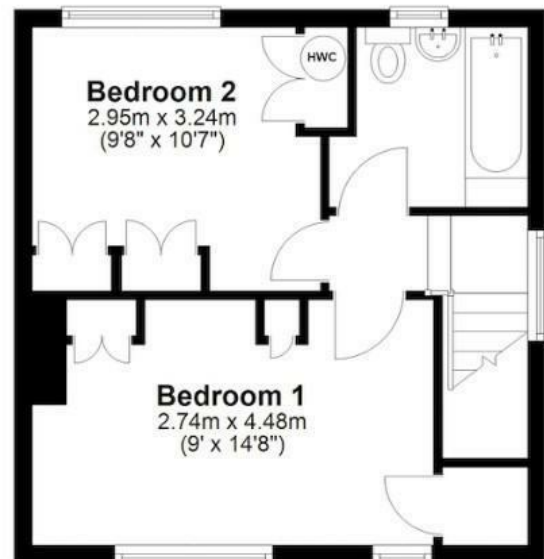
Ground Floor

Approx. 51.4 sq. metres (552.8 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 83.2 sq. metres (896.0 sq. feet)
19 The Crescent, Helmsley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) 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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