

# ROUNTHWAITE & WOODHEAD

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



## **3 WOODARD HOUSE, HIGH STREET, HELMSLEY, YO62 5AF**

**A ground floor apartment forming part of an historic period property  
within a short stroll of the centre of this desirable market town**

**Entrance Hall**

**Sitting Room**

**Kitchen**

**Dining Hall**

**3 Bedrooms**

**Shower Room**

**Communal Gardens**

**Garage**

**Private Parking**

**PRICE GUIDE: £325,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
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## Description

Woodard House, formerly the Old Workhouse, is an attractive stone building prominently located within lawned gardens on the edge of Helmsley, only a few minutes walk from the main Market Place designated as a Conservation Area and situated within the North York Moors National Park.

Part of an historic conversion that took place back in the 1970's, this substantial ground floor apartment is one of 8 self contained properties with early Victorian period features. Light and airy rooms with high ceilings comprise a long entrance hall with doors leading off to its principle reception rooms together with three good size bedrooms (2 double with built-in wardrobes and 1 large single) plus shower room. The kitchen includes some appliances, heating is via a Worcester gas central heating boiler and windows are double glazed.

The grounds are for the enjoyment of all the apartments and come in the form of an expanse of lawn to the front with dual access to either side leading to private car parking space. No. 3 has the benefit of a stone garage with a remotely operated door, electricity connected and loft storage above. We are advised the residents of Woodard House enjoy the benefit of the adjoining woodland for which an annual peppercorn rent is paid to the Duncombe Park Estate.

## 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 D.

Tenure: We are advised the property is Leasehold held on a 300 year Lease with a commencement date of 1st May 1971. The Freehold is vested in the Tenants Management Company. The monthly service charge for 2024/25 is currently set @ £135 and covers maintenance of buildings and grounds, buildings insurance and electricity to common areas.

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

Price Guide: £325,000 to include all fitted carpets.

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. 117.4 sq. metres (1263.3 sq. feet)



Total area: approx. 117.4 sq. metres (1263.3 sq. feet)

## 3 Woodard House, Helmsley

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| 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  
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