

# ROUNTHWAITE & WOODHEAD

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



## 51 THE LIMES, HELMSLEY, YO62 5DT

**A semi detached, brick built property in a quiet cul-de-sac  
with plenty of parking and a south facing garden**

**Entrance Porch**

**Sitting Room**

**Kitchen**

**2 Bedrooms**

**Bathroom**

**EPC Rating: D**

**Sunny Garden**

**Off Street Parking**

**No Onward Chain**

**PRICE GUIDE: £195,000**

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

No. 51 The Limes comprises a semi detached, brick built two storey house situated on an established residential development on the western outskirts of Helmsley, an area popular with younger families and retired persons alike.

The accommodation briefly comprises a main entrance porch, sitting room, kitchen, 2 bedrooms and bathroom. Heating is via a gas central heating boiler (approx. 4 years old) and windows are double glazed throughout. Some general cosmetic updating would be beneficial.

In front of the house is a lawned garden and a tarmac drive to the side providing plenty of off street parking. The rear garden has a combination of lawn and patio and includes a sturdy garden shed and timber framed summer house.

In summary a nicely positioned property with lots of potential on the edge of this lovely market town, offered for sale with early vacant possession given there is no onward chain.

## 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 B.

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, YO62 6DA. Tel: 01751 430034

Price Guide: £195,000

Helmsley ....one 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.

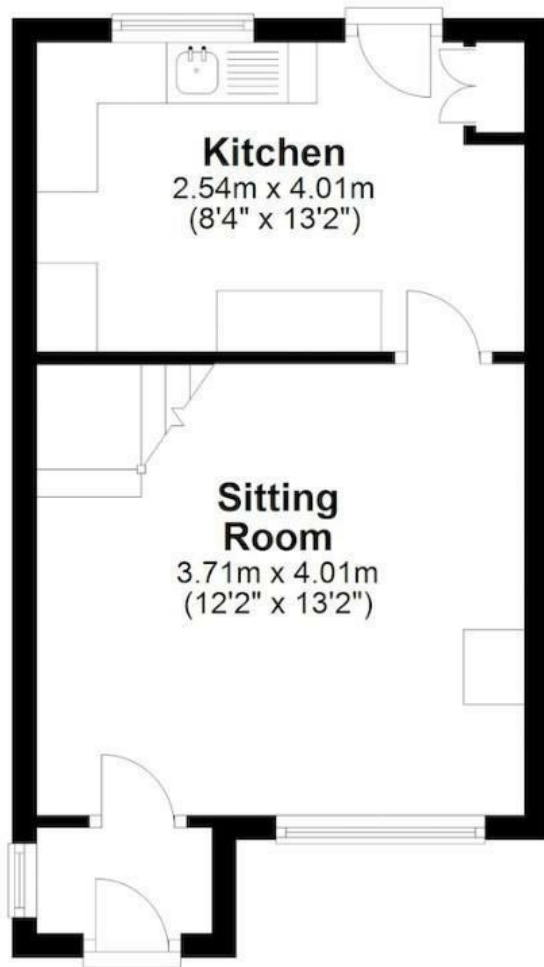




## Accommodation

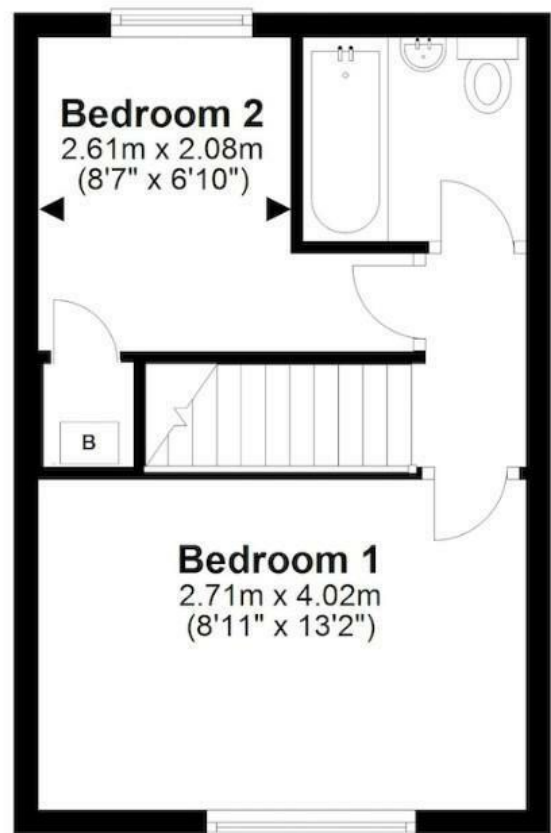
### Ground Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



### First Floor

Approx. 25.1 sq. metres (269.9 sq. feet)



Total area: approx. 51.9 sq. metres (559.0 sq. feet)

## 51 The Limes, Helmsley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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  
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