

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

ORIEL COTTAGE MARKET PLACE, HELMSLEY, YO62 5BH



£1,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Oriel Cottage is a spacious two bedroom home tucked away behind The Market Square. The property is approached behind the Feathers Hotel off Bondgate.

The accommodation has been recently refurbished and briefly comprises; entrance hall that doubles as a utility room, a generous sitting room links with a newly fitted kitchen with a breakfast bar and a door to the garden. The ground floor flows well and is well suited to modern living.

To the first floor there are two double bedrooms. The master has a WC ensuite and overlooks the garden with far reaching rooftop views to farmland beyond. There is a newly fitted house bathroom. It may be possible to reconfigure the WC and bathroom to provide an ensuite shower room for the principal bedroom.

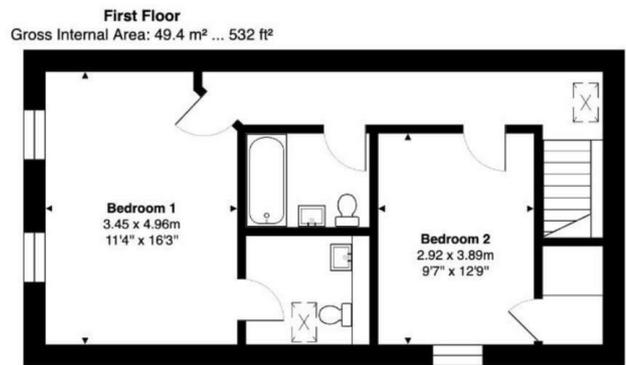
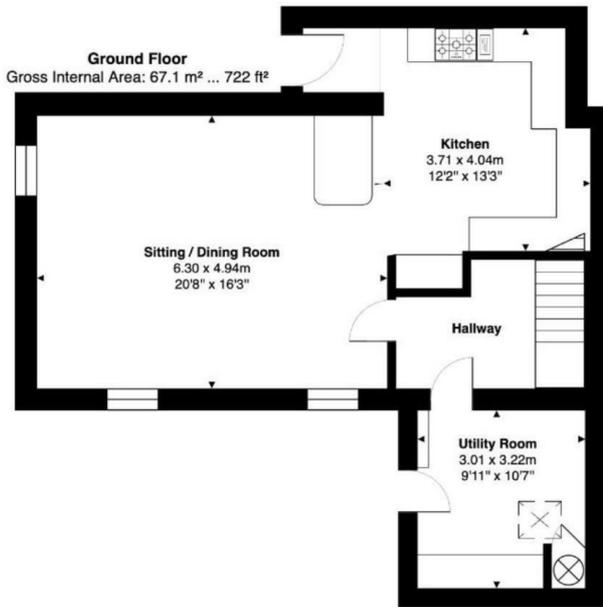
Outside there is a fully enclosed garden which is laid to gravel. Parking for several vehicles.

Helmsley is a sought-after town with a weekly market on a Friday and an array of shops providing important everyday amenities, as well as 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 on the borders of the North York Moors National Park with its stunning scenery and numerous recreational pursuits. The A170 Thirsk to Scarborough road also links to other local towns.

General Information



Accommodation



Gross Internal Area: 116.5 m² ... 1254 ft²

All measurements are approximated for display purposes only
and should be independently verified
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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

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