

Rounthwaite **R&W** Woodhead

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

1A CARLTON ROAD, HELMSLEY, YORK, YO62 5HD



- A most attractive stone built detached house
- Established residential location
- Highly desirable market town
- 4 bedrooms
- Lovely gardens
- Near North York Moors National Park

PRICE GUIDE £545,000

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

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Description

1a Carlton Road is a contemporary stone and pantile detached house situated in an established residential location in the highly desirable market town of Helmsley.

The accommodation comprises of entrance hall, sitting room, dining room, kitchen, excellent conservatory, utility room and cloakroom. To the first floor there are 4 bedrooms one currently used as a study, house bathroom and an en suite bathroom to the master bedroom. The 'garage' has been partitioned and provides storage but could be reinstated if desired. Ample parking and turning to the front and a lovely sheltered and well stocked rear garden.

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 delicatessen. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden, and Helmsley Arts 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.

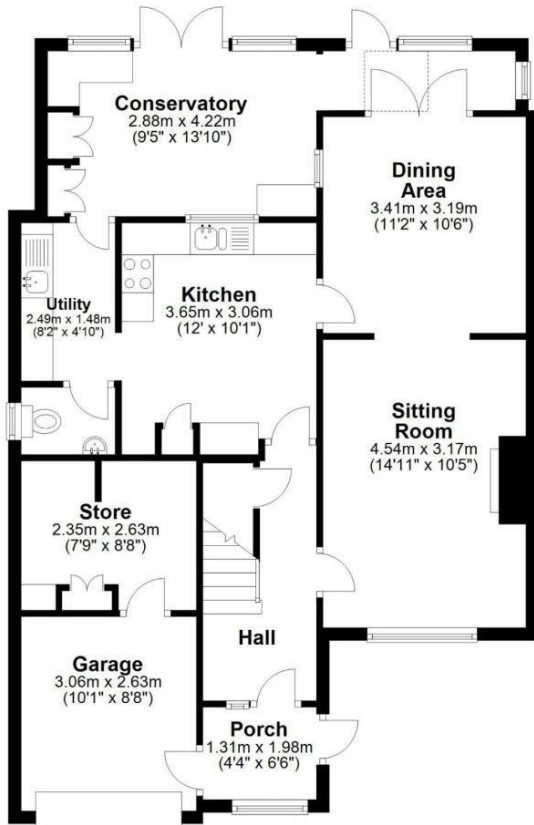
General Information



Accommodation

Ground Floor

Approx. 83.8 sq. metres (902.4 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



Total area: approx. 152.8 sq. metres (1644.6 sq. feet)
1a Carlton Road, 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		
	65	77
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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