

Rounthwaite **R&W** Woodhead

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

22 RYEGATE, HELMSLEY, YORK, YO62 5AA



- A pretty stone and pantile detached cottage
 - Sought after Market Town
 - Private garden and outbuildings
- 4 bedrooms
 - Central location near to the Market Place
 - Garage and off road parking

PRICE GUIDE £500,000

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

22 Ryegate is a detached stone and pantile cottage situated a short walk from the Market Place in this picturesque and historic market town. The cottage has been let for a number of years and would benefit from upgrading but nevertheless provides attractive accommodation. The entrance hall leads to the kitchen diner, double aspect sitting room, cloakroom and utility room. To the first floor there are 4 bedrooms and bathroom. Externally, car parking adjacent to the property and a garage with additional parking off Sawmill Lane. Lovely safe and enclosed garden to the rear (south) with a useful shed ideal for garden equipment and a greenhouse

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

Ground Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



First Floor

Approx. 65.3 sq. metres (703.2 sq. feet)



Total area: approx. 130.7 sq. metres (1406.4 sq. feet)
22 Ryegate, Helmsley

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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	85
(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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