



## 13 The Crescent

Helmsley, YO62 5DF

Offers Around £255,000



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This well built three bedroom home is set on a generous sized plot in the desirable market town of Helmsley. The property is offered with no onward chain and is in good order throughout. The living space offers an entrance hall, spacious sitting room, sunroom, kitchen diner with pantry, three decent sized bedrooms and bathroom to the first floor. Externally there are gardens to three sides with secure gated driveway parking for multiple vehicles and a useful outbuilding/washroom with WC and plumbing. Overall a great property with further potential and the possibility to extend (Subject to planning). Perfect for families!

- NO ONWARD CHAIN
- SEMI-DETACHED
- ENCLOSED GARDENS
- THREE BEDROOM HOUSE
- AMPLE PARKING
- GREAT LOCATION!
- GOOD SIZED PLOT
- COUNCIL TAX BAND C

## Entrance Hall

UPVC door to the front aspect and stairs to the first floor.

## Sitting Room

Double aspect room with UPVC window to the front and rear of the property, electric fire with a stone surround and low energy recessed lighting.

## Kitchen/ Dining Room

Wall and base units, granite effect worksurfaces, tiled splashback, under unit lighting, sink and drainer with mixer tap, gas hob, electric oven below and extractor hood over, plumbing for washing machine or dishwasher, UPVC window to the front, side and rear, good sized pantry/store and a good amount of space for a dining table. Door to:

## Conservatory

UPVC construction with a brick base and door to the garden.

## First Floor Landing

UPVC window to the rear.

## Bedroom One

UPVC window to the front aspect, fitted wardrobe and cupboard.

## Bedroom Two

UPVC window to the front aspect and built in cupboard.

## Bedroom Three

UPVC window to the rear.

## Bathroom

Panel bath with electric shower over, hand wash basin, low flushing WC, tiled walls and UPVC window to the rear aspect.

## Exterior

To the front of the property there a lawn area that continues to the side of the property with flower beds,

blocked paved driveway for plenty of secure parking and a patio area.

To the rear of the property there is a patio area with gravelled area. Outside WC. There is also a utility outbuilding with plumbing for a washing machine, sink and drainer and storage cupboards with a wooden storage shed.

### Helmsley

Helmsley is a picturesque market town in the Ryedale district of North Yorkshire. Historically part of the North Riding of Yorkshire, the town is located at the point where Ryedale leaves the moorland and joins the flat Vale of Pickering. The village itself has plenty of local amenities, shops and cafes. Good junior school and within the catchment area for Ryedale secondary school.

### Services

Mains gas, water, drainage and electric to the property.



## Road Map



## Hybrid Map



## Terrain Map



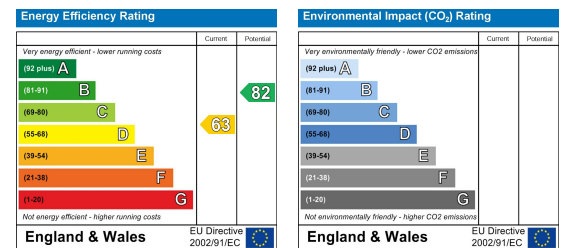
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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