

W I L L O W G R E E N
E S T A T E A G E N T S



**Ashcroft 21 Station Road
York, Yorkshire YO62 5BZ**

£1,500

Ashcroft is a detached four bedroom property, located in the highly sought after market town of Helmsley. This spacious property has been recently extended and renovated throughout to an exceptionally high standard by the current landlords.

This property briefly comprises, to the ground floor; entrance hall, walk in pantry, utility room, guest cloakroom, sitting room, light and spacious kitchen with dining area. To the first floor, four bedrooms, with en-suite to master, house bathroom and utility storage cupboard.

To the exterior, there is mainly laid to lawn with plant and shrub boarders, a detached garage and drive way parking for multiple vehicles.

Countryside walks on your doorstep and a short stroll away from the town centre of Helmsley, which is an historic and bustling market town, situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops and restaurants, the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park and the Hambleton Hills to the west of the town and the North York Moors to the north and east. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre, castle ruins, walled garden, recreation ground and open-air swimming pool.

Available to let on an Assured Shorthold Tenancy of 12 months, renewable by agreement from mid December.

Council Tax Band F
EPC Rating C

ENTRANCE HALL

Door to front aspect, coving, laminated flooring, radiator, power points, telephone point, under stairs cupboard, stairs to first floor landing.

UTILITY ROOM

Window to side aspect, base units with roll top work surfaces, sink and drainer unit, space for washing machine, power points, heated towel rail. Recently installed Worcester gas boiler.

GUEST CLOAKROOM

Laminate flooring, low flush WC, wash hand basin, extractor fan, heated towel rail.

PANTRY

Laminate flooring, units with roll top work surfaces, integrated fridge/freezer.

KITCHEN/DINING ROOM



Dual aspect windows, spotlights, radiators, power points, TV point. A range of wall and base units with roll top work surfaces, sink and drainer unit, integrated dishwasher, cuisine master double range oven with gas hob with extractor hood.

SITTING ROOM



Window to front aspect, radiator, power points, TV point.

FIRST FLOOR LANDING

Window to rear aspect, radiator.

STORAGE/UTILITY CUPBOARD

Large walk in cupboard with shelving, power points and space for a tumble dryer.

MASTER BEDROOM



Window to front aspect, fitted wardrobes, radiator, TV point, power points.

EN-SUITE BATHROOM



Partially tiled walls, laminate flooring, enclosed shower with power shower. Low flush WC, sink and heated towel rail.

BEDROOM TWO



Dual aspect windows, fitted wardrobes, radiator, TV point and power points.

BEDROOM THREE



Window to side aspect, fitted wardrobes, radiator, TV and power points.

BEDROOM FOUR



Window to front aspect, radiator, power points.

HOUSE BATHROOM

Enclosed shower, panel enclosed bath, low flush WC, sink, extractor fan, heated towel rail.

GARAGE & DRIVE WAY PARKING

Detached garage with up and over door, drive way parking for multiple vehicles, on street parking also available.

GARDEN

Front and rear garden with mainly laid to lawn, plant and shrub borders.

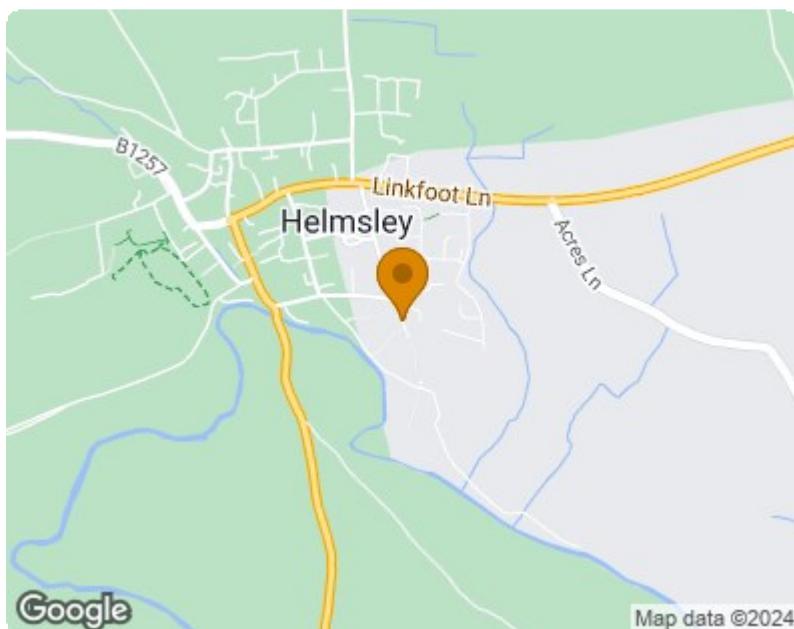
COUNCIL TAX BAND

F

EPC RATING

C





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			
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	



01653 916 600 | enquiries@willowgreenestateagents.co.uk
 6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398