



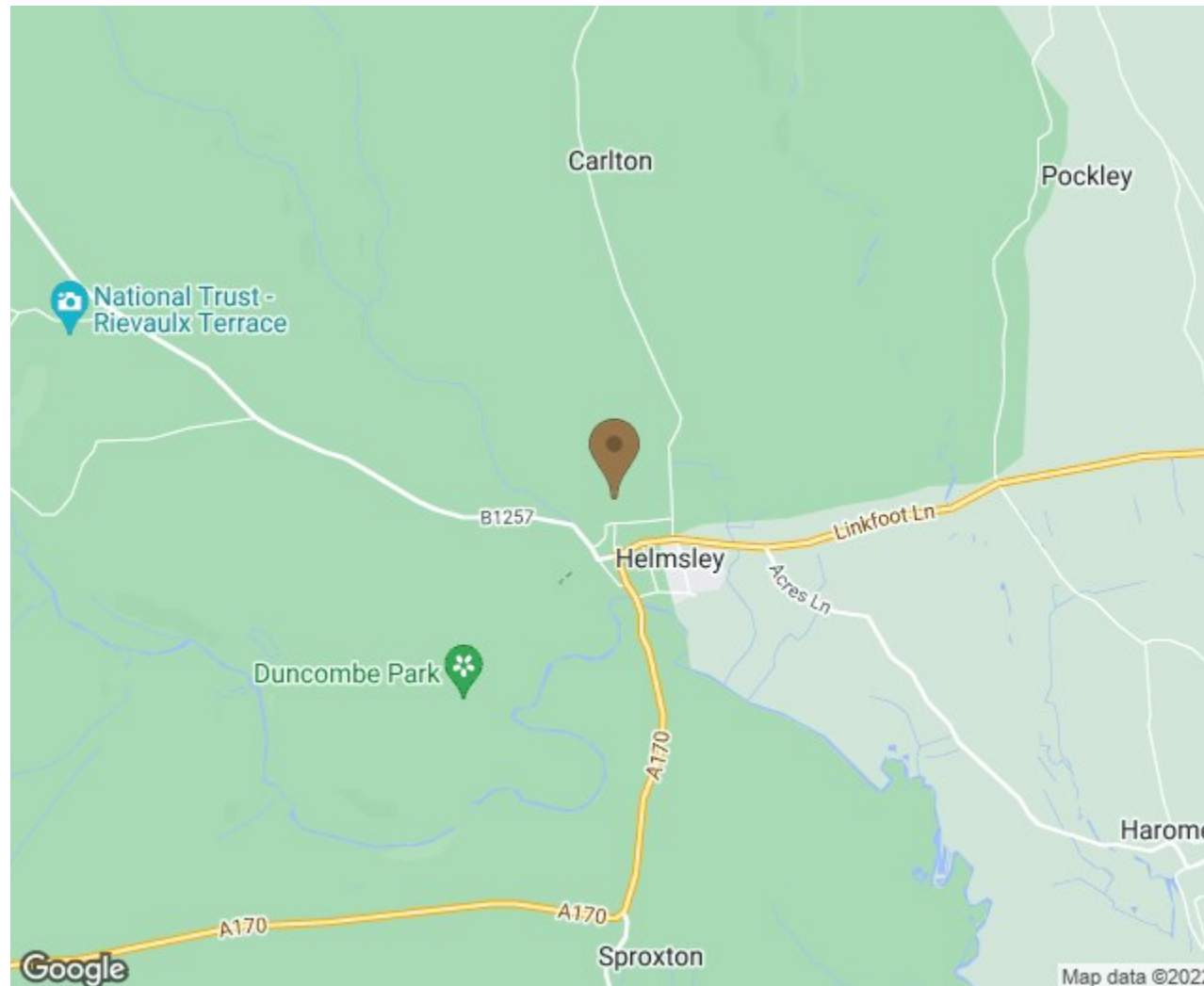
2, Ashdale Road,, Helmsley, York, North Yorkshire, YO62 5DD Offers in excess of £575,000

The Firs is a beautiful, detached Victorian Former Farmhouse located within walking distance of the market town of Helmsley. Situated on this spacious corner plot within a third of an acre and four bedrooms this period home is offered with no onward chain.

The present owners have carried out a sympathetic and detailed renovation over the years, incorporating numerous original features and most recently opened the kitchen/dining area. There is an original outbuilding, which is currently used for storage, but could easily be converted subject to the necessary planning. (For potential planning purposes this property is not within the Nation Park). At present the property is used during the peak season as a holiday home and approximately returns £20,000 per annum. With all year round marketing this could certainly achieve in excess £30,000. All in all, this is a versatile property with a broad appeal.

In brief the property comprises; entrance hallway, dining room with bay window opening to the kitchen, the living room is flooded with natural light and a cosy snug with wood burning stove. To the first floor are four bedrooms and family bathroom complete with double bath and state-of-the-art shower. The master bedroom benefits from an updated en-suite.

Situated on this well regarded road, just 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C	67	
(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		70
(81-91) B		
(69-80) C	69	
(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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



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

ENTRANCE HALLWAY

12'11" x 5'10" (3.95m x 1.80m)
Door to front aspect, coving, picture rail, wall lights, radiator and stairs to first floor landing.

DINING ROOM

12'11" x 13'2" (3.95m x 4.02m)
Bay window to front aspect, window seat, coving, picture rail, wall lights, power points and radiator.

KITCHEN

7'6" x 19'7" (2.29m x 5.98m)
Window to rear and door to rear, wood flooring, range of wall and base units with worksurfaces, overmount sink and tap, space for washing machine, space for fridge, double electric oven, gas hob, extractor, power points and radiator.

SNUG/OFFICE

9'1" x 14'7" (2.77m x 4.47m)
Window to rear aspect, fireplace with stove and brick surround and log burner, built in cupboards, wood floor, power points and radiator.

SITTING ROOM

11'4" x 14'8" (3.46m x 4.49m)
Window to front and side aspect, picture rail, feature gas fireplace. power points and radiator.

FIRST FLOOR LANDING

Window to rear aspect, power points and radiator. Loft hatch with combi boiler.

MASTER BEDROOM

11'4" x 14'9" (3.46m x 4.52m)
Window to front and rear aspect, coving,, picture rail, feature fireplace with gas fire, power points and radiator.

MASTER EN-SUITE

Window to side aspect, low flush WC, wall hung sink, shower and vertical radiator.

BEDROOM TWO

12'11" x 13'3" (3.95m x 4.05m)
Window to front aspect. coving, picture rail, power points and radiator.

BEDROOM THREE

7'6" x 13'3" (2.31m x 4.06m)
Window to front aspect, coving, power points and radiator.

BEDROOM FOUR

9'1" x 5'10" (2.77m x 1.80m)
Window to front aspect, coving, radiator and power points.

HOUSE BATHROOM

Window to rear, low flush WC, bath with shower above, wall hung sink, wall radiator,

GARDEN

TENURE

Freehold,

SERVICES

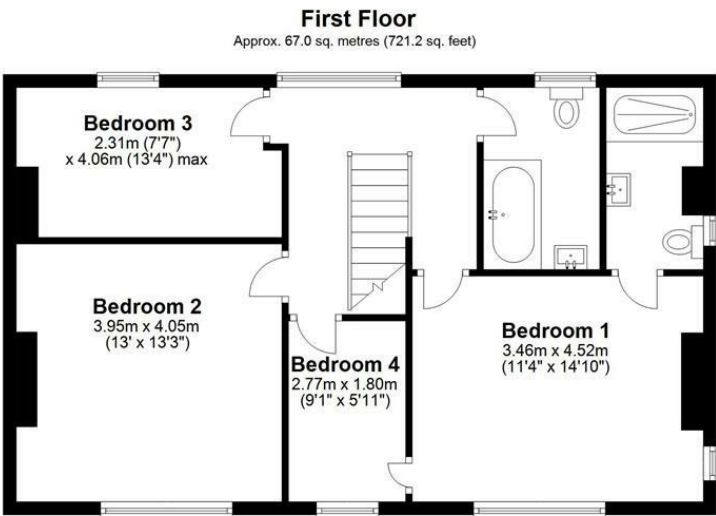
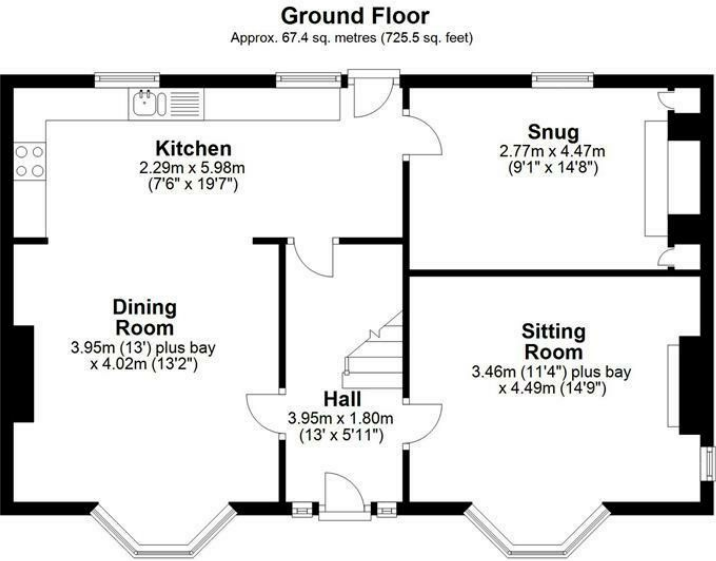
Mains gas, mains drainage.

OUTSIDE

Outside, the property has lawned grass areas to front, side and rear aspect along with driveway parking and outbuildings with power.

HOLIDAY HOME INFO

The property is currently used as a holiday let between April and September. Our vendor would pass on any details should anyone wish to continue the running of the business.
SEPTEMEBER VIEWING AVAILABLITY 7th -16th Sept or 23rd-30th September.



Total area: approx. 134.4 sq. metres (1446.7 sq. feet)
2 Ashdale Road, Helmsley