



15 Ashwood Close
York, North Yorkshire YO62 5HW
Guide price £375,000



WILLOW GREEN
ESTATE AGENTS

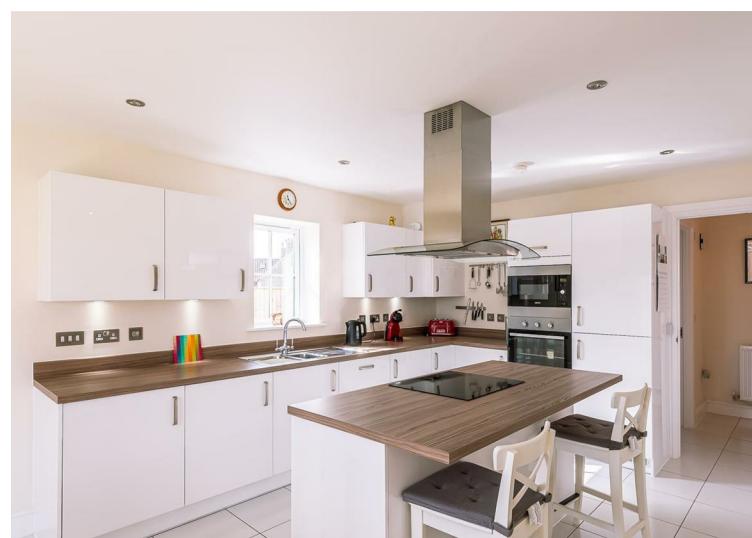
15 Ashwood Close is an immaculately presented three bedroom home available on this exclusive development in Helmsley. Located in this exclusive development in Helmsley, this home offers high quality fixtures and fittings throughout, carefully designed to maximise space and style.

In brief this home comprises; entrance hallway, open plan kitchen/dining room with doors to rear garden, sitting room, ground floor bedroom and shower room. To the first floor are two double bedrooms with fitted wardrobes and the house bathroom.

Outside, there is an enclosed rear garden with garden shed and a range of plants and shrubs. To the front aspect there is a well maintained garden with driveway parking to the side aspect.

Helmsley is a historic, 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 hosteries, the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the west of the town and the Hambleton Hills to the south. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

EPC Rating B



ENTRANCE HALL

13'1" x 10'9" (4.0 x 3.3)

Tiled floor, fitted storage cupboard with shelves and hanging rail, alarm control pad, thermostat, radiator, power points

LIVING ROOM

18'4" x 12'5" (5.6 x 3.8)

Casement window and French doors opening onto the rear garden, television, telephone point, radiator

OPEN PLAN KITCHEN/DINING ROOM

19'8" x 14'9" (6.0 x 4.5)

Range of white gloss kitchen cabinets by Symphony, incorporating a stainless steel sink unit and integrated Zanussi appliances including electric fan-assisted oven, integrated microwave, fridge freezer, dishwasher, washer-dryer and a four-ring induction hob with extractor hood above. Island unit with breakfast bar. Tiled floor. Recessed spotlights. Cupboard housing the gas-fired combi boiler. Casement window to the side and French windows opening onto the rear garden.

Radiator.

BEDROOM ONE

13'1" x 11'5" (4.0 x 3.5)

Television point and data point. Casement window to the front. Radiator.

SHOWER ROOM

7'10" x 5'10" (2.4 x 1.8)

White suite comprising: shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Tiled floor. Part tiled walls. Recessed spotlights. Electric shaver socket. Casement window to the front. Heated towel rail.

FIRST FLOOR LANDING

Fitted cupboard with hanging rail and shelf. Velux roof light to the rear. Radiator.

BEDROOM TWO

13'1" x 11'5" (4.0 x 3.5)

Range of fitted wardrobes. Television point and data point. Casement window to the side. Radiator.

BEDROOM THREE

Fitted wardrobe. Television point and data point. Velux roof light to the rear. Radiator.

HOUSE BATHROOM**OUTSIDE**

The front garden is enclosed from the access road via

estate railings. The garden is mostly laid to lawn and edged with colourful borders stocked with French lavender, salvias and various other flowering shrubs; a flagged path leads to the front porch. A gravelled drive extends alongside the property and has space to park two cars. The rear garden is enclosed by fence boundaries and is also mostly laid to lawn, along with a flagged patio area, timber garden shed and a variety of shrubs along the perimeter.

SERVICES

Mains water, electricity, gas and drainage.

COUNCIL TAX BAND D

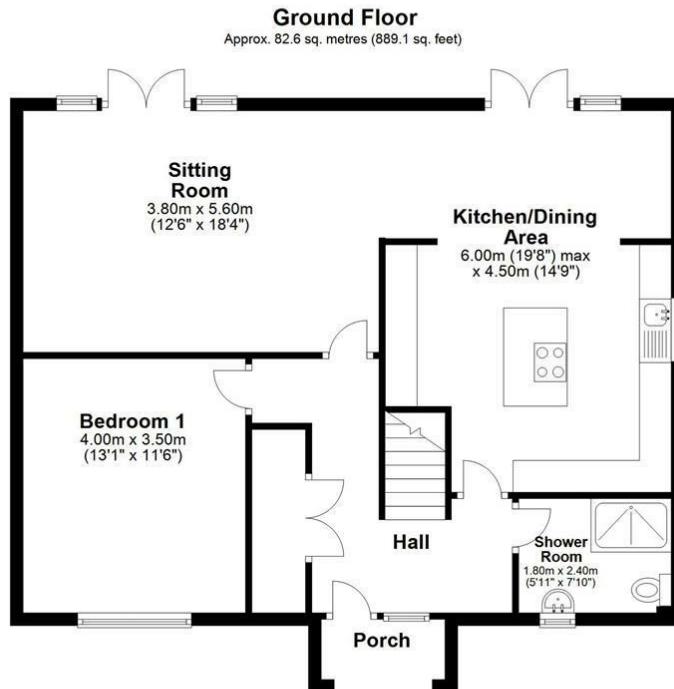
Ryedale District Council

TENURE

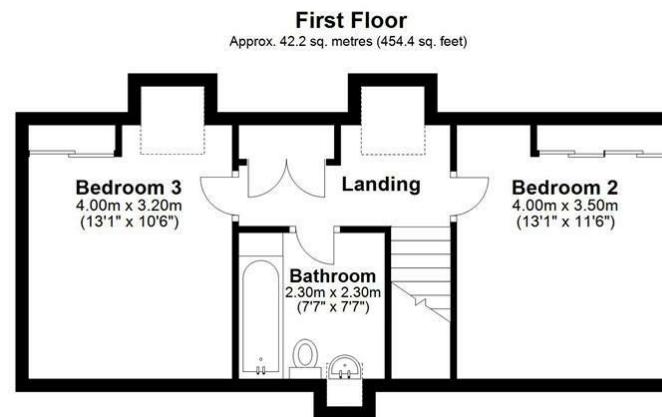
Freehold.







15 Ashwood Close, Helmsley



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 94 | |
| (81-91) | B | 85 | |
| (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 | 94 | |
| (81-91) | B | 86 | |
| (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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