

RYEMOOR COTTAGE, RICCAL DRIVE HELMSLEY



An attractive, recently constructed stone property with immaculate accommodation, Lovely east facing garden and off-street parking for two vehicles, quietly located on the edge of this popular Market town.

Over 960 ft2 of accommodation:

Entrance Hall – Cloakroom – Sitting Room – Breakfast kitchen with dining area
Master bedroom with en-suite shower room
Two further bedrooms and house bathroom.
Generous lawned rear garden – Private off-street parking

GUIDE PRICE £287,000

A charming modern character property, with lawned grounds and ample off street parking, located on the fringes of this popular market town.

13 Riccal Drive was built in 2020 and provides stylish, well-presented accommodation, which has been further enhanced by a number of high spec touches by the current owner. High quality flooring has been fitted throughout the house, plantation style shutters added, and an oak framed canopy porch installed over the front door.

The result being a beautifully presented, modern home which benefits from excellent energy efficiency (B/83), a generous garden with an open aspect to the rear and private off street parking to the front.

In total the accommodation amounts to 964 square feet; entrance hall, cloakroom, front facing sitting room, and a well-proportioned dining kitchen to the rear with French windows out to the rear garden. To the first floor are three bedrooms; one with en-suite shower room and the main house bathroom.



Helmsley is an attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high class delicatessens, the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north.

ACCOMMODATION COMPRISES

ENTRANCE HALL

5.67 m x 2.00 m

Composite front door with inset pane. Oak canopy porch overhead. Tiled floor. Radiator concealed behind cover. Stairs to the First Floor. Alarm point.

CLOAKROOM

1.68 m (5'7") x 0.87 m (2'10")

Low flush WC. Corner wash hand basin. Radiator. Tiled floor. Extractor fan.

SITTING ROOM

3.87 (12'8") x 3.70 m (12'2")

Casement window to the front. Stone hearth. Radiator. Television point.



DINING KITCHEN

6.00 m (19'8") x 3.50 m (11'6")

Range of matte grey base and wall units with granite effect worktops incorporating one and a half bowl stainless steel sink unit with mixer tap. Integrated Lamona electric oven. Matching Lamona four ring induction hob with extractor overhead. Automatic washing machine point. Ideal logic gas fired central heating boiler. Casement window to the rear. French windows out to the rear. Radiator. Recessed ceiling lights. Tiled floor.





BEDROOM TWO

3.20 m (10'6") x 2.83 m (9'3")

Casement window. Radiator. Television point.



BEDROOM THREE

3.60 m (11'10") max x 2.50 m (8'2")

Casement window. Radiator. Television point.



FIRST FLOOR

Landing housing linen cupboard with slatted shelving. Loft inspection hatch.

BEDROOM ONE

4.50 m (14'9") max x 3.20 m (10'6")

Casement window. Radiator. Television point.



EN-SUITE SHOWER ROOM

2.30 m (7'7") x 0.96 m (3'2")

Fully tiled shower cubicle with shower overhead. Low flush WC. Pedestal wash hand basin. Tiled floor. Chrome heated ladder towel rail. Recessed ceiling lights. Extractor fan.

BATHROOM

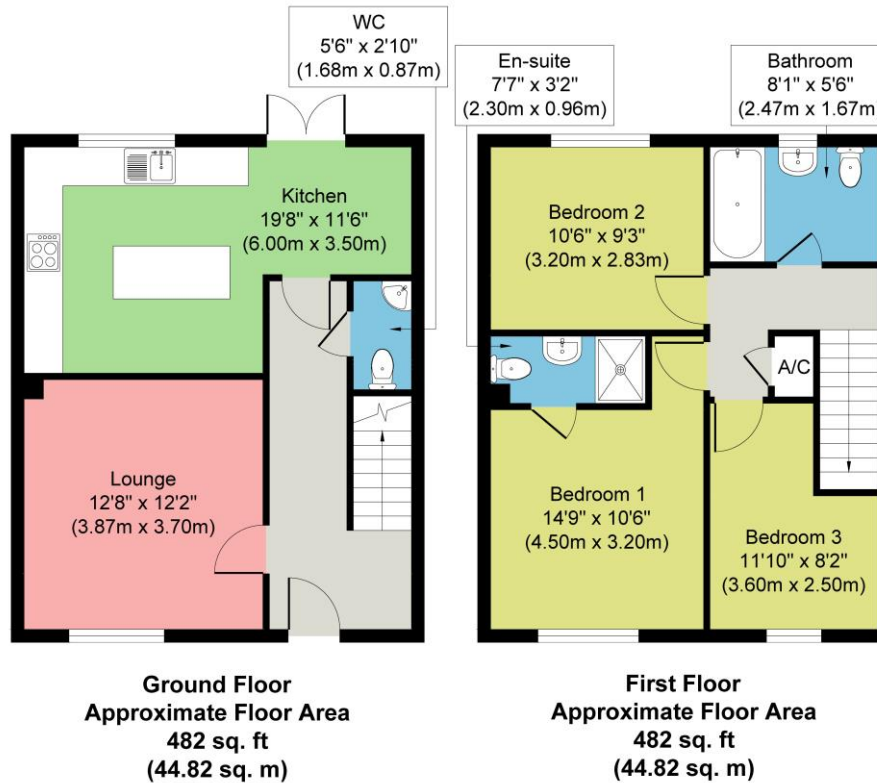
2.47 m (8'1") x 1.67 m (5'6")

White suite bath with fully tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Casement window to the rear. Tiled floor. Chrome heated ladder towel rail. Recessed ceiling lights. Extractor fan.

OUTSIDE

The rear garden faces east and is a sheltered and easy to care for space. Stone flagged to part with lawn to the remainder, the garden is an ideal outdoor entertaining space. A useful timber garden shed to the far corner. There is an outside water supply and access around the side to the front of the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity.
Council Tax: Band D
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing: Strictly by appointment with the Agent's Pickering office.
Postcode: YO62 5FF
EPC Rating: B/83

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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