

## BAY TREE COTTAGE, PADDOCK CLOSE POTTERGATE, HELMSLEY



**A recently refurbished modern cottage, located in a quiet, tucked away position only a short walk to Helmsley's bustling Market Place.**

An ideal investment opportunity, currently operating as a successful holiday let  
Nearly 900 square feet of well-presented accommodation comprising;  
Entrance hall – living room – large breakfast kitchen – rear hall with cloakroom  
Upstairs are two generous double bedrooms and a newly re-fitted shower room.  
Low maintenance private gardens to the front and rear - Off-street parking.

**NO ONWARD CHAIN**

**GUIDE PRICE £265,000**



## Quietly situated modern cottage, with recently improved accommodation, private parking and low maintenance gardens.

Bay Tree Cottage is situated within Paddock Close, a small development of just 3 cottages, located on Pottergate, within easy distance to the centre of the town. The cottages are set behind a timber five bar gate and along a private drive shared with just two further cottages.

The accommodation has been recently improved, with a full scheme of redecoration throughout and the fitting of smart, modern shower room to the First Floor. The boiler was replaced in 2021 and the property is fully double glazed throughout, ensuring the cottage is efficient to run.

Currently run as a successful holiday let, Bay Tree Cottage is available fully furnished and is a well suited as an investment property as it would be a full time home.

The accommodation amounts to 897 square feet in total and comprises: entrance hall, large living room which opens through to a generously proportioned dining kitchen with rear hall and cloakroom to the side. Upstairs are two bedrooms and the newly re-fitted shower room. There is allocated off street parking for two vehicles and an attractive courtyard garden to the rear and front.



*Looking towards Bay Tree Cottage from Pottergate*

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 within easy reach of the North York Moors, the Coast and the historic city of York.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

1.84 m(6'0") x 1.00 m(3'3")

Composite front door. Window to the front. Quarry tiled floor. Glazed timber door into:

### LIVING ROOM

6.44 m(17'10") max x 3.68 m(12'1")

Curved bay window to the front. Radiator. Coving. Stairs to the First Floor. Television point.



### DINING KITCHEN

5.26 m (17'3") x 4.40 m(14'5") max

Range of fitted base and wall units incorporating one and a half bowl stainless steel sink unit. Breakfast bar with fitted wine rack. Integrated CDA double oven. Matching CDA four ring gas hob with extractor fan overhead. Tiled splashback. Integrated ¾ height fridge. Bosch washing machine. Fitted larder cupboard. Casement windows to the rear and side. Housekeepers' cupboard. Tiled floor. Radiator.





#### REAR HALL

1.70 m(5'7") x 0.90 m(2'11")

Tiled floor. Upvc door with glazed pane leading out to the rear.

#### CLOAKROOM

1.50 m(4'11") x 0.90 m(2'11")

Low flush WC. Wash hand basin. Extractor fan.

#### FIRST FLOOR

Radiator on the landing.

#### BEDROOM ONE

4.45 m(14'7") x 3.13 m max (10'3")

Casement window to the front elevation. Radiator. Large storage cupboard with hanging space and fitted shelving. Loft inspection hatch.



#### BEDROOM TWO

3.50 m(11'6") max x 3.20 m(10'6") max

Casement window to the rear elevation. Radiator. Fitted storage cupboard with hanging space.



#### SHOWER ROOM

2.37 m(7'9") x 1.81 m(5'11")

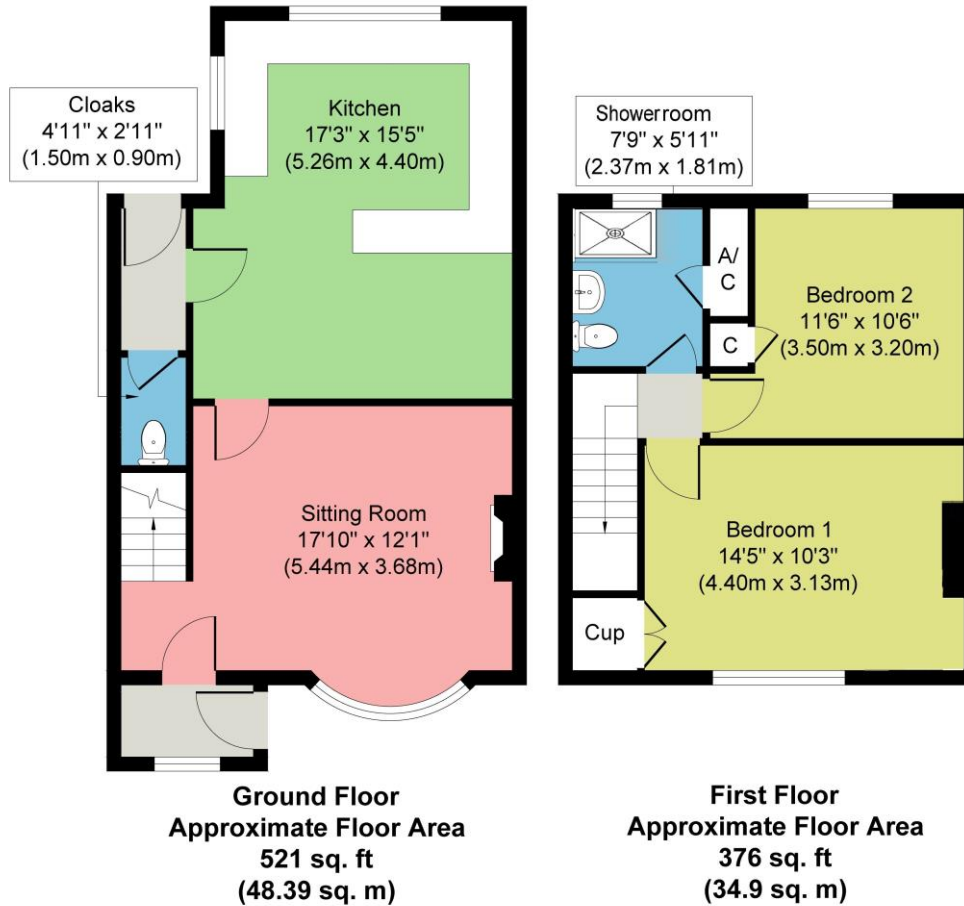
Walk in shower cubicle with shower overhead. Low flush WC. Pedestal wash hand basin. Radiator. Casement window to the rear. Cupboard housing the gas fired central heating boiler and with storage.



#### OUTSIDE

The grounds to the front and rear have been carefully landscaped to create an attractive, low maintenance area of outside space. Ideal for container gardening and with space to sit out and enjoy the views of Helmsley Castle to the front. There is private parking for up to two vehicles.





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. 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, drainage, gas and electricity.  
Council Tax: Band B  
EPC: C/74  
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
Viewing: Strictly by appointment only.  
Postcode: YO62 5BQ  
Please Note: The driveway leading off Pottergate is owned by all three properties on Paddock Close and the maintenance shared equally.  
Details were prepared April 2023. Photographs taken April 2023.

### 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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