

10 THE CRESCENT HELMSLEY



A double fronted, three-bedroom family home, occupying a peaceful, yet central location within Helmsley, together with parking & lawned garden.

Entrance hall, sitting room, kitchen diner with pantry, rear porch,
first floor landing, three bedrooms & house bathroom.

Gas central heating. uPvc double-glazing.

Garden & driveway parking.

Only a short stroll into the town centre.

No onward chain.

GUIDE PRICE £224,950

10 The Crescent is a double-fronted, mid terrace family home occupying a peaceful location just a short walk from the centre of Helmsley. Constructed of brick beneath a clay pantile roof, the property is thought to date from the 1960s and benefits from upvc double-glazing and gas central heating, the combi boiler having been replaced in the last two years. The house enjoys a pleasant, open aspect and has been well maintained, but might now benefit from a certain amount of cosmetic updating.

The property is offered with no onward chain, and the accommodation which amounts to over 800sq.ft, briefly comprises entrance hall, sitting room, dining kitchen with understairs pantry, rear porch, first floor landing, three bedrooms and a house bathroom.

To the rear of the house is a west-facing lawned garden and a brick and tile outbuilding providing two useful stores. There is a further low maintenance garden area to the front in addition to driveway parking.

Helmsley is a very attractive, Georgian market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hotels and restaurants and high-class delicatessens the town is a highly regarded place to live. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the south of the town and the North York Moors to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground. The Crescent is located between Pottergate and Ashdale Road, Number 10 can be identified by our 'For Sale' board.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor.

SITTING ROOM

4.9m x 3.3m (16'1" x 10'10")

Feature fireplace with electric fire and granite surround (we understand that there is an operational flue behind, should someone wish to revert to an open fire). Television point. Casement windows to the front and rear. Two radiators.



KITCHEN DINER

4.9m x 2.8m (16'1" x 9'2")

Range of kitchen units incorporating a single drainer sink unit, four ring ceramic hob with extractor hood, and electric oven. Automatic washing machine point. Understairs pantry cupboard with fitted shelving. Casement windows to the front and rear. Stable door to the rear porch. Radiator.



REAR PORCH

Door to the rear garden. Casement windows to the side and rear.

FIRST FLOOR

LANDING

Casement window to the rear. Radiator.

BEDROOM ONE

3.8m x 2.5m (12'6" x 8'2")

Fitted wardrobe. Casement window to the front. Radiator.



BEDROOM TWO

3.0m x 2.8m (min) (9'10" x 9'2")

Cupboard housing the gas fired combi boiler. Casement window to the front. Radiator.



BEDROOM THREE

2.9m x 2.3m (9'6" x 7'7")

Casement window to the rear. Radiator.



BATHROOM & WC

1.8m x 1.7m (5'11" x 5'7")

White suite comprising bath, wash basin and low flush WC. Extractor fan. Casement window to the rear. Radiator.



OUTSIDE

The house sits back from the street behind a low maintenance garden and off-street parking space, with the scope to create an additional space, if required. A covered passageway allows access to the rear garden, which is mostly laid to lawn, along with a gravelled area and enjoys a west-facing aspect. A brick outbuilding provides two useful stores.

STORE 1

2.0m x 1.7m (6'7" x 5'7")

STORE 2

2.0m x 0.8m (6'7" x 2'7")



GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage.
Gas central heating.

Council Tax: Band: C (North Yorkshire Council).

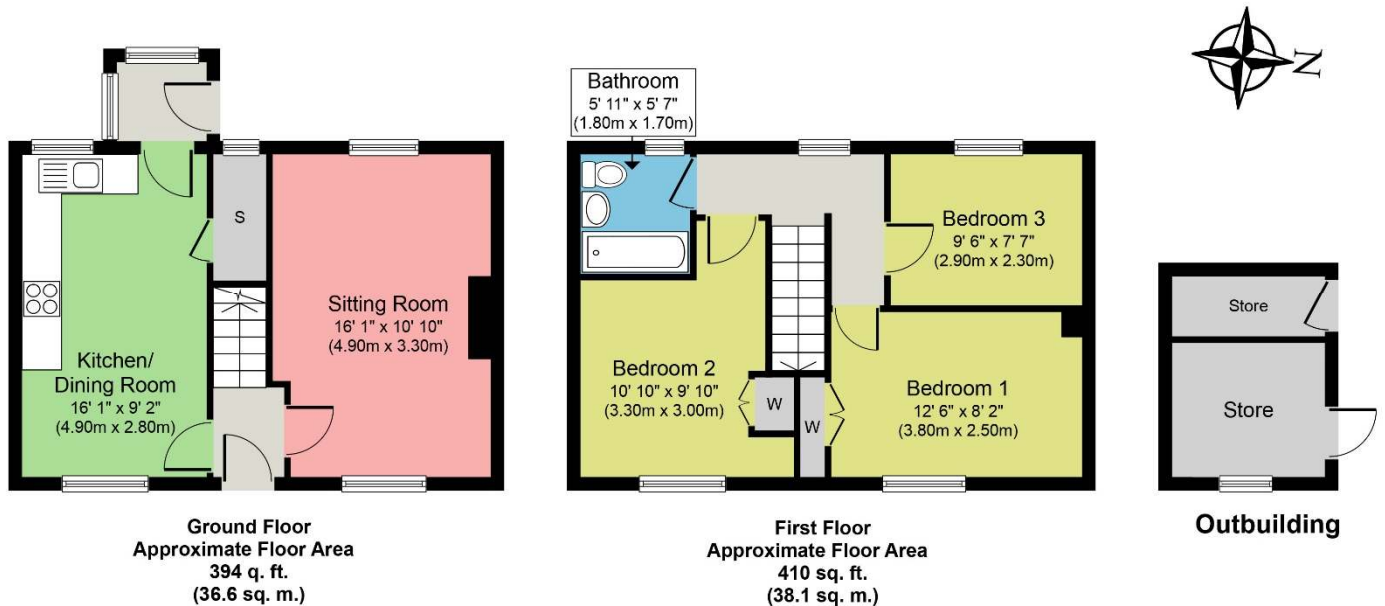
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 5DF.

EPC Rating: Current: D67. Potential: B83.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect 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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