

3 STOREY CLOSE HELMSLEY



A surprisingly spacious, three bedroom semi-detached house with south-facing garden & driveway parking – offered for sale on a shared ownership basis, subject to various eligibility criteria.

Entrance lobby, living room, kitchen diner,
first floor landing, three bedrooms (two doubles, one single) & house bathroom.
uPvc double-glazing. Electric heating.

Driveway parking & good-sized gardens, garden shed & greenhouse.

GUIDE PRICE £134,850

3 Storey Close is a surprisingly spacious, three-bedroom semi-detached house occupying a cul de sac location on the south-eastern edge of Helmsley.

The house benefits from uPvc double-glazing and electric heating throughout. In brief it comprises entrance lobby, living room, kitchen diner with French doors onto the garden, first floor landing, three bedrooms (two doubles, one single) and a house bathroom with white suite. The property benefits from a south-facing back garden, further garden to the front and a driveway offering ample room to park.

The property is offered for sale on a 62% shared ownership basis, with the remaining 38% retained by the Rural Housing Trust on which a monthly rent is paid.

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, 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 Hambleton Hills to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground. Storey Close is located off Riccall Drive and Number 3 is clearly identified by our 'For Sale' board.



ACCOMMODATION

ENTRANCE LOBBY

1.6m x 1.5m (5'3" x 4'11")

Casement window to the side. Consumer unit.

LIVING ROOM

4.7m x 4.6m (15'5" x 15'1")

Coving. Staircase to the first floor. Television point. Casement window to the front. Electric radiator.



KITCHEN DINER

4.6m x 2.7m (15'1" x 8'10")

Range of kitchen cabinets incorporating a stainless-steel single drainer sink unit. Electric cooker. Automatic washing machine point. Casement window to the rear and French doors opening onto the rear garden. Electric radiator.



FIRST FLOOR

LANDING

Loft hatch. Airing cupboard housing the hot water cylinder with immersion heater.

BEDROOM ONE

4.1m x 2.5m (max) (13'5" x 8'2")

Casement window to the front. Electric radiator.



BEDROOM TWO

3.2m x 2.4m (10'6" x 7'10")

Casement window to the rear. Electric radiator.



BEDROOM THREE

2.5m x 2.0m (8'2" x 6'7")

Casement window to the front. Electric radiator.



HOUSE BATHROOM

2.1m x 1.7m (6'11" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Part-tiled walls. Extractor fan. Casement window to the rear. Electric radiator.



OUTSIDE

There are good-sized gardens to both the front and rear, which are mostly laid to lawn. The back garden is enclosed and also features a flagged patio area, greenhouse and garden shed.



SHARED OWNERSHIP SCHEME

The property is offered for sale on a 62% shared ownership basis with a monthly rent of £172.19 payable to the Rural Housing Trust.

This is subject to various eligibility criteria, for example the purchaser must have a close connection to the area and the property must be occupied as their only home. Therefore buy-to-let investors and second home buyers are precluded from purchasing. Further details are available upon request from our Malton office.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage.
Electric heating.

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

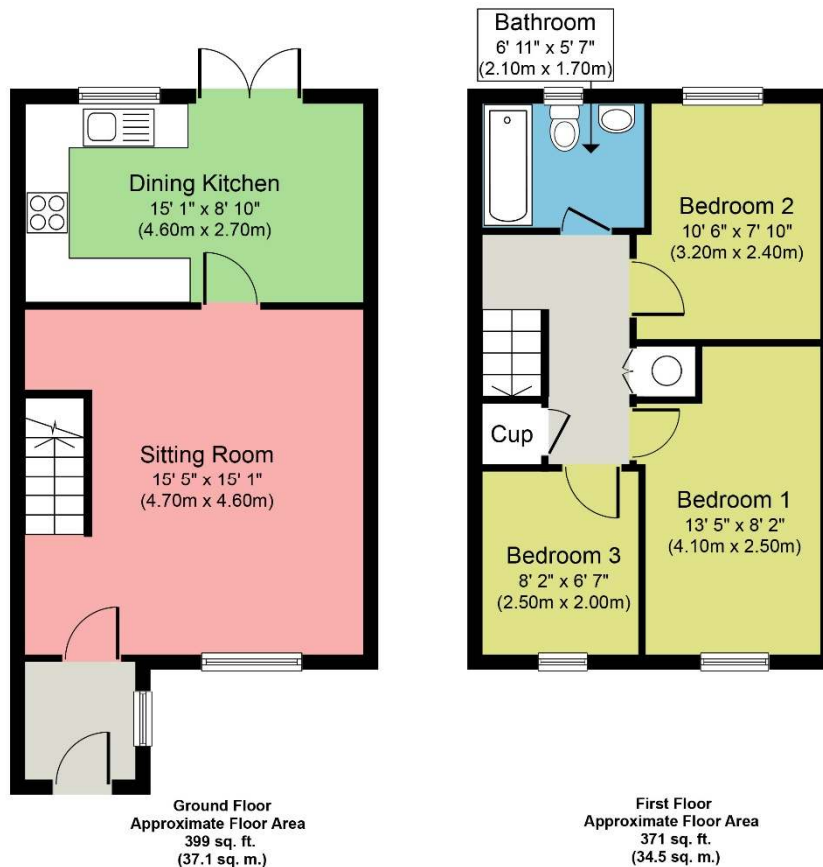
Tenure: We understand that the property is Leasehold.

Post Code: YO62 5DP

EPC Rating: Current: E45. Potential: B87.

Viewing: Strictly by 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. 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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