

6 ORCHARD WAY HELMSLEY



A stylish & highly appealing semi-detached property forming part of an exclusive development within easy reach of town centre amenities, offering deceptively spacious three-bedroom accommodation with open-plan living space.

Entrance hall, guest cloakroom, open-plan kitchen/dining/living space, first floor landing, master bedroom with dressing room & shower room en-suite, bedroom two, bedroom three/home office & house bathroom.

Double-glazing & gas central heating (underfloor to the ground floor).
Integral garage with utility space, driveway parking & landscaped gardens.

GUIDE PRICE £495,000

The property consists of a stylish and highly appealing semi-detached house, built around five and a half years ago by well-respected developers, Wharfedale Homes. The property has been designed to be reminiscent of a converted barn and is constructed of stone outer walls beneath a pantile roof. The whole house has been decorated with great flair, and the open-plan layout to the ground floor is flooded with natural light, features underfloor heating, and offers maximum versatility.

The accommodation is arranged over two floors and amounts to approximately 1,250sq.ft. In brief it comprises entrance hall with staircase to the first floor, guest cloakroom, open-plan dining/kitchen/living space with bi-fold doors and a comprehensive range of integrated appliances. To the first floor there are a total of three bedrooms, one of which is beautifully fitted out as a home office. The master bedroom has a dressing room and shower room en-suite, in addition to the usual house bathroom.

Externally there is an easily maintained garden area to the front, and a block paved driveway giving access to an integral garage which also includes a utility area and a connecting door to the house. The back garden has been attractively landscaped, featuring lawn, shrub borders and patio areas.

Helmley 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, hostelrys 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 Hambleton Hills to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Coving. Alarm control pad. Full length casement window to the front.



GUEST CLOAKROOM

1.6m x 0.9m (5'3" x 2'11")

White low flush WC and wash basin. Extractor fan.

OPEN-PLAN KITCHEN / DINING / LIVING SPACE

6.6m x 3.1m (21'8" x 10'2")

Plus 3.7m x 3.5m (12'2" x 11'6")

Floor-to-ceiling casement windows to the front, and casement window and bi-fold doors opening onto the rear garden. Range of kitchen cabinets including island unit with breakfast bar, all with quartz worksurfaces, and incorporating a stainless steel sink unit with boiling water tap. Range of integrated appliances including NEFF five ring induction hob with extractor hood, Bosch electric double oven, microwave, dishwasher, and fridge freezer. Coving. Television point. Telephone point. Understairs storage cupboard housing the underfloor heating manifold. Recessed spotlights to Kitchen area.





FIRST FLOOR

LANDING

Coving. Airing cupboard housing a pressurised hot water cylinder. Radiator.

BEDROOM ONE

3.9m x 3.8m (max) (12'10" x 12'6")

Twin fitted wardrobes. Coving. Television point. Casement window to the rear. Radiator.



DRESSING ROOM

2.7m x 1.4m (8'10" x 4'7")

Range of fitted drawers and dressing table. Coving.



EN-SUITE SHOWER ROOM

2.4m x 2.1m (7'10" x 6'11")

White suite comprising double shower cubicle, and wall-hung wash basin and low flush WC. Extractor fan. Tiled floor. Half-tiled walls. Recessed spotlights. Electric shaver socket. Velux roof light to the front. Heated towel rail.



BEDROOM TWO

6.6m x 3.2m (max) (21'8" x 10'6")

Loft hatch with pull-down timber ladder (the loft is part boarded and has electric light). Television point. Casement window to the rear. Radiator.



BEDROOM THREE / HOME OFFICE

3.2m x 2.6m (10'6" x 8'6")

Currently set up as a superb home office, with fitted desk and storage. Television point. Casement window to the rear. Radiator.



HOUSE BATHROOM

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

White suite comprising bath with shower over, wall-hung wash basin and low flush WC. Extractor fan. Tiled floor. Half-tiled walls. Recessed spotlights. Electric shaver socket. Velux roof light to the front. Heated towel rail.



OUTSIDE

Most of the garden lies to the rear of the house and has been professionally landscaped, featuring lawn, two paved patios, shrub borders, and gravelled areas, as well as the usual outside lighting, water tap and electrical sockets. The front garden is hard landscaped and set behind a dry-stone wall with a field maple in one corner, and a block paved driveway leading to the garage.

INTEGRAL GARAGE

6.6m x 3.8m (max) (21'8" x 12'6")

Electric up and over door to the front. Door to the rear garden, and personnel door to the house. Utility area with stainless steel sink unit, automatic washing machine point, and space for a tumble dryer. Gas central heating boiler. Consumer unit.



GENERAL INFORMATION

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

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

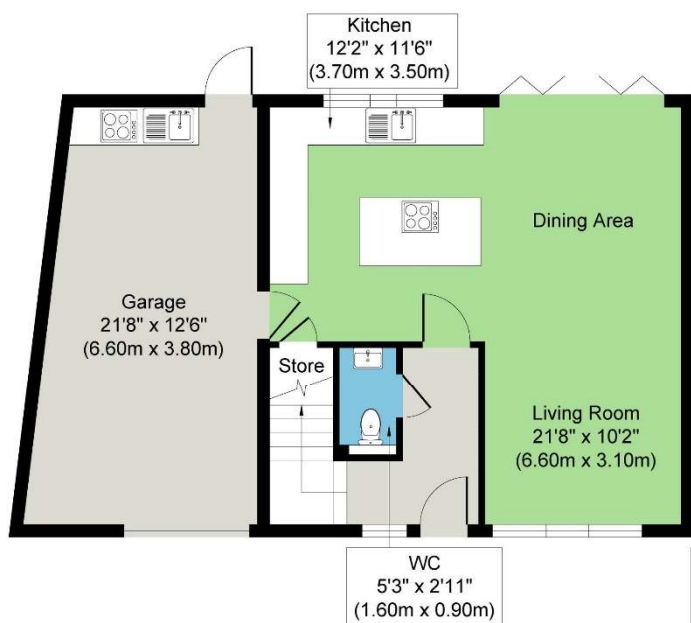
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 5FB.

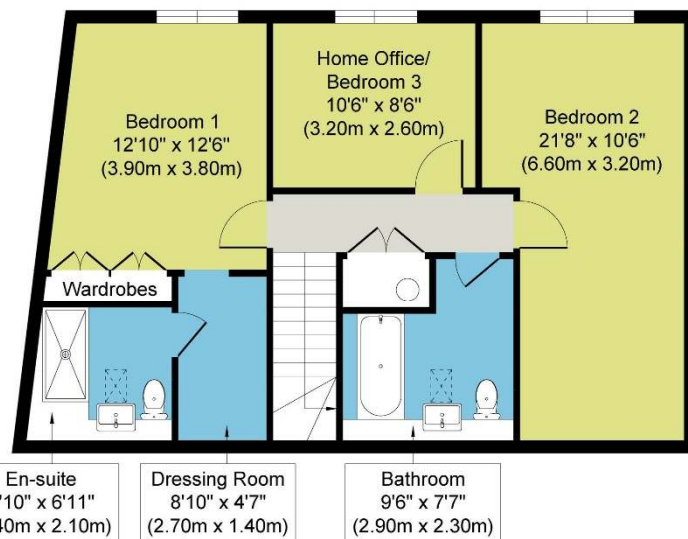
EPC Rating: Current: B83. Potential: A93.

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





Ground Floor
Approximate Floor Area
710 sq. ft
(66.00 sq. m)



First Floor
Approximate Floor Area
710 sq. ft
(66.00 sq. m)



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.