

2 CHAPEL CLOSE HELMSLEY



Brick built family home with adaptable and well-presented accommodation, situated within walking distance to the centre of Helmsley.

Entrance Hall – Cloakroom – Study - dual aspect Sitting Room – Conservatory – Kitchen - Utility Room

Master bedroom with en-suite and three further bedrooms. House Bathroom

Landscaped gardens to the front and rear

Garage – Ample off-street parking

NO ONWARD CHAIN

GUIDE PRICE £495,000

A modern family home located in a well-established residential area on the edge of the town, with attractive garden, parking and large double garage.

2 Chapel Close provides almost 1600 square feet of well cared for and versatile accommodation which briefly comprises the following. Entrance hall with cloakroom, study, front to back sitting room with doors opening out into the conservatory, a rear facing dining room, breakfast kitchen with integrated appliances and adjoining utility room. Upstairs is a large master bedroom with dressing area and en-suite bathroom. Three further bedrooms; two of which are good sized doubles and the main house bathroom.

Chapel Close is a quiet cul-de-sac, situated within easy reach of the town centre, with a snicket-way giving direct access onto Station Road at the rear. 2 Chapel Close has attractive, well-maintained grounds, with a sheltered walled garden to its rear. There is parking on the driveway to the front and within an integral double garage.



Helmsley is a very 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. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Upvc double glazed front door. Stairs to the first floor with a fitted under stairs cupboard. Dado rail. Casement window to the front. Telephone point.

CLOAKROOM

Low flush WC. Pedestal wash hand basin. Radiator. Fuses. Alarm point. Window to the rear.

STUDY

3.76 m (12'4") x 2.50 m (8'2")

Window to the front. Loft access hatch. Radiator. Telephone point. Laminate floor. Door through into the garage

SITTING ROOM

7.45 m (24'5") x 3.50 m (11'6")

Box bay to the front. Two radiators. Coving. Picture rail. Telephone point. Gas fire with marble insert and polished stone mantel. Glazed double doors to the dining room. Sliding patio doors to the conservatory.



CONSERVATORY

4.00 m (13'1") x 3.70 m (12'2")

Multi pitch roof. Tiled floor. Double doors out to the garden. Ceiling fan. Electric wall heater.



DINING ROOM

3.60 m (11'10") x 3.42 m (11'3")

Casement window to the rear. Coving. Radiator.



BREAKFAST KITCHEN

4.70 m (15'5") x 2.48 m (8'2")

Range of fitted base and wall units incorporating a one and a half bowl acrylic sink unit. Four ring halogen hob with extractor overhead. Integrated double electric oven. Tiled floor. Coving. Windows to the rear and side. Integrated fridge freezer. Radiator. Coving.



UTILITY ROOM

2.47 m (8'1") x 1.63 m (5'4")

Range of fitted base units incorporating a stainless steel sink unit. Tiled floor. Gas fired central heating boiler. Radiator. Half glazed door leading out to the side. Washing machine point.

FIRST FLOOR

GALLERIED LANDING

Airing cupboard housing hot water cylinder with slatted shelving and electric immersion heater. Dado rail. Coving. Radiator.

BEDROOM ONE

4.60 m (15'1") max x 3.63 m (11'11") max

Casement window to the rear. Coving. Radiator. Range of bedroom furniture. Wall lights.



EN-SUITE BATHROOM

2.25 m (7'5") X 1.68 m (5'6")

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Radiator. Fully tiled walls. Electric shaver point. Casement window to the side. Coving. Spotlights. Extractor fan.



BEDROOM TWO

3.71 m (12'2") x 3.44 m (11'3")

Casement window to the rear. Coving. Radiator. Range of solid pine bedroom furniture.



BEDROOM THREE

4.10 m (13'5") x 2.61 m (8'7")

Casement window to the front. Radiator. Coving. Fitted wardrobe with sliding, mirror fronted doors.



BEDROOM FOUR

2.47 m (8'1") x 2.13 m (7'0")

Casement window to the rear. Coving. Radiator. Loft inspection hatch – the loft is insulated and has light and power and a drop down ladder.



BATHROOM

3.17 m (10'5") x 1.72 m (5'8")

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Bidet. Radiator. Half tiled walls. Electric shaver point. Casement window to the front. Coving. Spotlights. Extractor fan.



GARDEN & GROUNDS

Number 2 Chapel Close is the first property on the right as you enter Chapel Close. The property is nicely set back behind lawn and shrub borders and to the side is a wide driveway which leads into the large double garage.

The back garden faces west and is enclosed to all sides making it secure and private. Largely laid to lawn with a stone flagged terrace to the immediate rear and attractive, well stocked borders planted up with a range of flowering shrubs, herbaceous plants and trees. There is an outside water supply to the garden, a secure shed for garden storage and access around to the front.

INTEGRAL DOUBLE GARAGE

5.10 m (16'9") x 5.00 m (16'5)

Electric metal up and over door. Fitted workbenches. Electric light and power.





Ground Floor
Approximate Floor Area
1,194 sq. ft.
(110.9 sq. m.)

First Floor
Approximate Floor Area
658 sq. ft.
(61.1 sq. m.)

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

Service: Mains water, drainage, electric and gas. Central heating is gas-fired.
 Council Tax: Band F
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO62 5BE
 EPC: TBC

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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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