

4 VICARAGE FARM BONDGATE, HELMSLEY



Attractively appointed three-storey town house offering surprisingly spacious four-bedroom accommodation in an exclusive location, together with west-facing garden, garage & parking.

Entrance hall, guest cloakroom, sitting room, dining kitchen, master bedroom with en-suite bathroom, three further bedrooms & house bathroom.

Double glazing & gas central heating (underfloor downstairs).

Easily maintained west-facing rear garden, off-street parking & single garage.

Privately located within a short stroll of Helmsley's bustling Market Place.

No onward chain.

GUIDE PRICE £450,000

Vicarage Farm is one of Helmsley's most select addresses; these five high specification homes were created almost 20 years ago by Kirkdale Developments Ltd. Number 4 enjoys the best of both worlds, a private setting yet within the central portion of this sought-after market town.

Constructed of stone, beneath a clay pantile roof, its accommodation is deceptively spacious and arranged over three floors, totalling well over 1,300sq.ft. The entire ground floor benefits from stone flagged floors all with underfloor heating, and there are radiators to the upper floors. The accommodation briefly comprises entrance hall with fitted storage, guest cloakroom, sitting room with log burner, dining kitchen, first floor landing, master bedroom with en-suite bathroom, two further bedrooms, a house bathroom, and on the second floor a fourth bedroom and store room.

Easy to maintain, private and sheltered, the rear garden is the ideal space for those buyers who prefer their gardens as somewhere to relax and entertain in. There is a large single garage within an adjacent block, and off-street parking in front. Having this level of parking within a few minutes stroll of the Market Place is rare commodity.

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, 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

4.9m x 1.4m (16'1" x 4'7")

Staircase to the first floor. Stone flagged floor. Cloaks cupboard. Understairs cupboard. Recessed spotlights.



GUEST CLOAKROOM

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

White suite comprising low flush WC and wash basin. Extractor fan. Stone flagged floor.

SITTING ROOM

5.1m x 3.5m (16'9" x 11'6")

Cast iron wood burning stove set on a stone hearth within a brick surround with stone mantel piece. Stone flagged floor. Television point. Recessed spotlights. Casement window to the front.



DINING KITCHEN

6.0m x 3.1m (max) (19'8" x 10'2")

Range of kitchen cabinets with solid wood worksurfaces, incorporating a double bowl ceramic sink unit and free-standing dresser. Miele multi-fuel range cooker with extractor hood above. Miele dishwasher and washing machine. Stone flagged floor. Recessed spotlights. Gas fired central heating boiler. Three casement windows to the rear, and a glazed door opening onto the garden.





EN-SUITE BATHROOM

2.5m x 1.7m (8'2" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Tiled floor. Extractor fan. Recessed spotlights. Heated towel rail.



FIRST FLOOR

LANDING

Staircase to the second floor. Thermostat. Recessed spotlights.



BEDROOM TWO

3.5m x 3.2m (min) (11'6" x 10'6")

Television point. Recessed spotlights. Casement window to the front. Radiator.



BEDROOM ONE

3.5m x 3.1m (min) (11'6" x 10'2")

Recessed spotlights. Casement window to the rear. Radiator.

BEDROOM FOUR

3.3m x 2.3m (10'10" x 7'7")

Recessed spotlights. Casement window to the rear. Radiator.



HOUSE BATHROOM

2.5m x 2.3m (8'2" x 7'7")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Recessed spotlights. Casement window to the front. Heated towel rail.



SECOND FLOOR

LANDING

Recessed spotlights. Access to STORE ROOM, measuring 2.0m x 1.6m (6'7" x 5'3").

BEDROOM THREE

4.8m x 3.4m (min) (15'9" x 11'2")

Recessed spotlights. Two conservation style roof lights to the rear. Radiator.



OUTSIDE

Designed with ease of maintenance in mind, the garden lies to the rear of the property and is arranged over two levels. The kitchen opens onto a stone-flagged courtyard, with timber shed and a set of steps leading up to a gravelled terrace which enjoys a west-facing aspect with an excellent level of privacy and a variety of established shrubs, including jasmine, viburnum, climbing hydrangea and roses. There is an outside water supply to the back garden and security lighting. Allocated private parking in front of the garage.



SINGLE GARAGE

5.5m x 3.0m (18'1" x 9'10")

Electric light and power. Mezzanine storage. Concrete floor.



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.

Service Charge: £200 per annum payable to Vicarage Farm Management Ltd, to cover maintenance of the driveway and communal gardens and lighting.

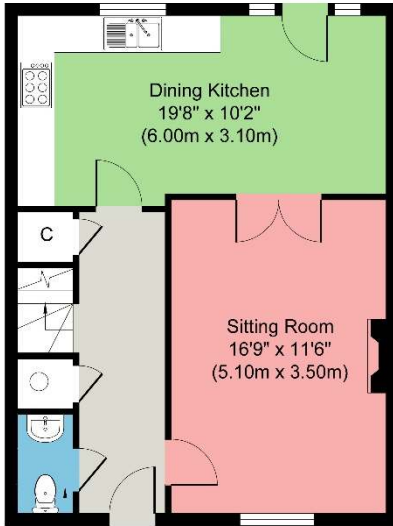
Post Code: YO62 5ET.

EPC Rating: Current: C75. Potential: B86.

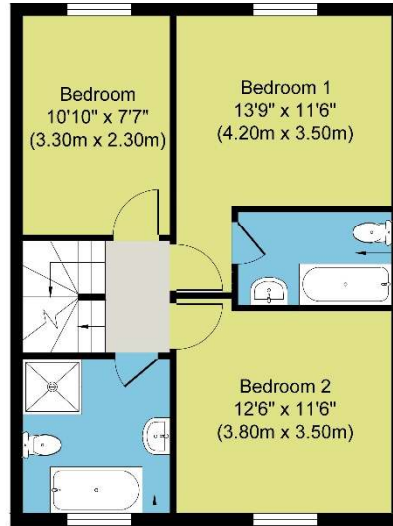
Viewing: Strictly by prior appointment through the Agent's office in Malton.



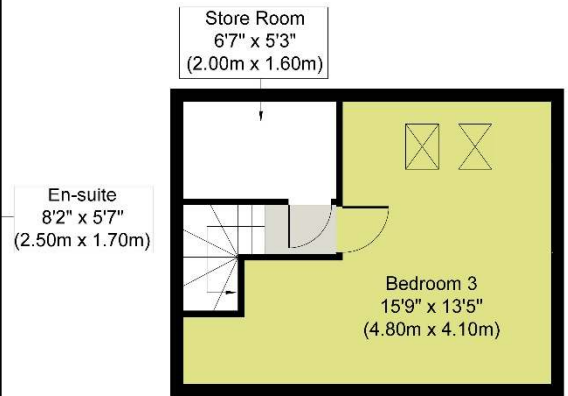
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.



Ground Floor
Approximate Floor Area
523 sq. ft
(48.60 sq. m)



First Floor
Approximate Floor Area
523 sq. ft
(48.60 sq. m)



Second Floor
Approximate Floor Area
298 sq. ft
(27.66 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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