

## 7 RICCAL DRIVE HELMSLEY



**An attractive, recently constructed property with immaculate accommodation,  
Lovely east facing garden and off-street parking for one vehicle, quietly located on the edge of  
this popular Market town.**

Over 754 ft<sup>2</sup> of accommodation:

Entrance Hall – Cloakroom – Sitting Room – Breakfast kitchen with dining area

Two double bedrooms and house bathroom.

Generous lawned rear garden

Private off-street parking

### **GUIDE PRICE £250,000**



**An attractive modern property with stylish, up to date accommodation, located on the fringes of this popular market town.**

Built only 5 years ago, 7 Riccal Drive provides stylish, well-presented accommodation which amounts to 754 square feet in total. Being a comparatively modern build the house has excellent energy efficiency, making it an economical home to run. In brief the accommodation comprises the following: entrance hall, cloakroom, front facing sitting room, and a well-proportioned dining kitchen to the rear with French windows out to the rear garden. To the first floor are two bedrooms and the main house bathroom.



There is off-street private parking to the front. The back garden faces east and is a generous size, with a wide flagged terrace and lawn to the rear.



Helmsley is an 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.

**ACCOMMODATION COMPRISES**

**ENTRANCE HALL**

Composite front door with inset pane. Pair of radiators. Stairs to the First Floor.

**CLOAKROOM**

1.67 m (5'6") x 0.85 m (2'9")

Low flush WC. Wash hand basin. Radiator. Tiled floor. Extractor fan.

**SITTING ROOM**

3.63 m (11'11") x 2.74 m (9'0")

Casement window to the front. Radiator. Television point.



**DINING KITCHEN**

4.86 m (15'11") x 3.47 m (11'5")

Range of matte grey base and wall units with granite effect worktops incorporating one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven. Four ring induction hob with extractor overhead. Automatic washing machine point. Ideal logic gas fired central heating boiler. Casement window to the rear. French windows out to the rear. Radiator. Recessed ceiling lights.







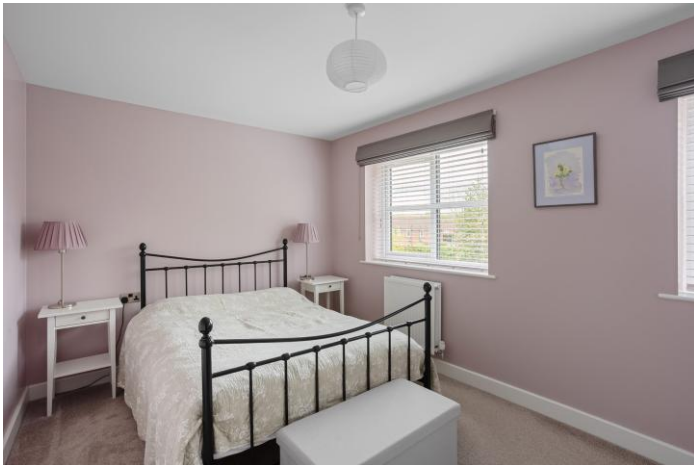
### FIRST FLOOR

Landing housing linen cupboard with slatted shelving. Loft inspection hatch.

### BEDROOM ONE

4.84 m (15'11") x 2.75 m (9'0")

Casement window. Radiator. Television point.



### BEDROOM TWO

4.84 m (15'11") x 2.75 m (9'0")

Casement window. Radiator. Television point.



### BATHROOM

2.68 m (8'10") x 1.84 m (6'0")

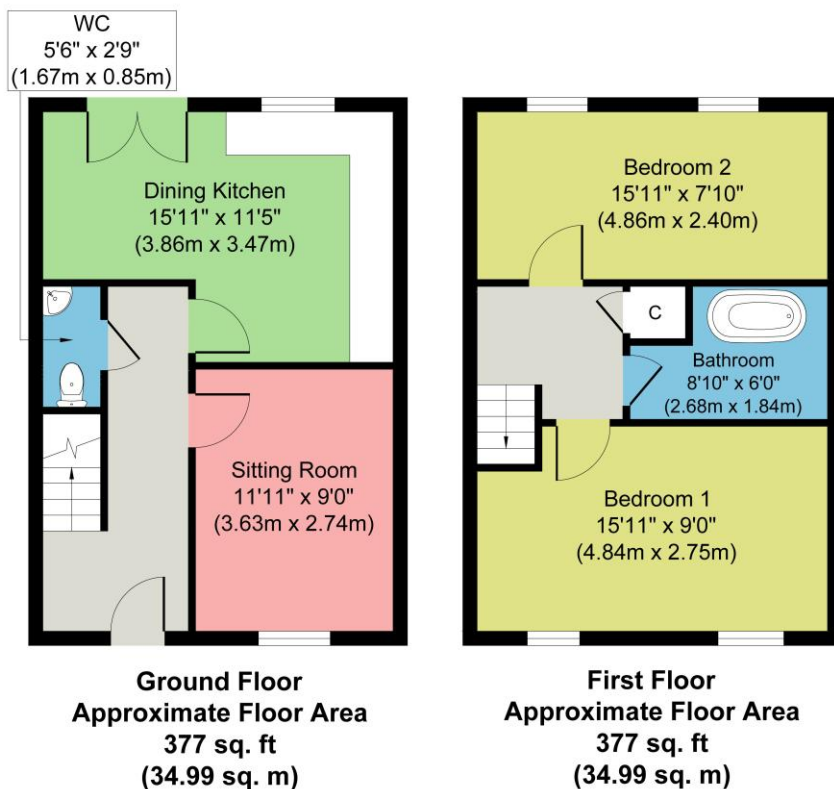
White suite bath with fully tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Recessed ceiling lights. Extractor fan.



### OUTSIDE

The rear garden faces east and is a sheltered and easy to care for space. Stone flagged to part with lawn to the remainder with well stocked borders and planted with a number of fruit trees. There is an outside water supply and access around to the front via a handgate.





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

Services: Mains water, gas, drainage and electricity.  
 Council Tax: Band C  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Postcode: YO62 5FF  
 EPC Rating: Current B/83 Potential A/96  
 Other: £12 PCM is payable to Yorkshire Housing for maintenance of the grounds.

## ADDITIONAL INFORMATION

*Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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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