

4 STOREY CLOSE HELMESLEY



A surprisingly spacious, three-bedroom mid-terrace house with good-sized rear garden & driveway parking – offered for sale on a shared ownership basis, subject to various eligibility criteria.

Entrance lobby, sitting room, dining kitchen, first floor landing, three bedrooms (two doubles, one single) & house bathroom. uPvc double-glazing. Electric heating. Driveway parking & good-sized garden.

GUIDE PRICE £120,900

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

The house benefits from uPVC double-glazing, cavity wall insulation and updated electric heating throughout. The overall accommodation amounts to a little over 750sq.ft and comprises entrance lobby, sitting room, dining kitchen with French doors onto the garden, first floor landing, three bedrooms (two doubles, one single) and a house bathroom. The property benefits from a good-sized back garden, further garden to the front and a driveway offering space to park two cars.

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, 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 4 is clearly identified by our 'For Sale' board.



ACCOMMODATION

ENTRANCE LOBBY

1.5m x 1.4m (4'11" x 4'7")

Casement window to the side. Consumer unit.

SITTING ROOM

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

Coving. Staircase to the first floor. Television point. Casement window to the front. Dimplex storage heater.



DINING KITCHEN

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. Dimplex storage heater.



FIRST FLOOR

LANDING

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

BEDROOM ONE

4.1m x 2.5m (including wardrobes) (13'5" x 8'2")
Range of fitted wardrobes. Casement window to the front.
Electric radiator.



BEDROOM TWO

3.2m x 2.4m (max) (10'6" x 7'10")
Casement window to the rear. Electric radiator.



BEDROOM THREE

2.5m x 2.0m (8'2" x 6'7")
Fitted hanging rail. Casement window to the front.



HOUSE BATHROOM

2.1m x 1.7m (6'11" x 5'7")
Cream suite comprising bath with shower over, wash basin and low flush WC. Part-tiled walls. Extractor fan. Casement window to the rear. Heated towel rail.



OUTSIDE

To the rear of the house is a good-sized garden, with lawn, and gravelled seating areas. There is a further area of open-plan lawn to the front of the house, and off-street parking for two cars.



SHARED OWNERSHIP SCHEME

The property is offered for sale on a 62% shared ownership basis with a monthly rent of £154.38 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: C72. Potential: C79.
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.

