

26 HIGH STREET HELMSLEY



A pretty, Grade II Listed stone-built cottage offering characterful accommodation with many original features, within a short stroll of the Market Place.

The tastefully appointed accommodation includes:
entrance lobby, sitting room, kitchen, dining area,
two double bedrooms, shower room.

Gas central heating. Enclosed rear garden.

Viewing is strongly recommended. No onward chain.

GUIDE PRICE £350,000

26 High Street is a pretty, stone-built cottage located within a short stroll of the centre of this sought-after market town. Dating from the late Eighteenth century, the property is Grade II Listed, being of architectural or historic interest and has been nicely updated within the last few years, offering characterful two double bedroom accommodation with many original features and a lovely rear garden.

The accommodation is arranged over three floors and totals approximately 855sq.ft. In brief it comprises of an entrance lobby which opens into a delightful sitting room with stone fireplace, exposed beams and a cottage staircase to the first floor. Beyond here lies an updated kitchen with steps up to a dining area and door opening onto the garden. Over the upper two floors there are two double bedrooms and an updated shower room. There is gas central heating throughout and the front facing windows are secondary glazed.

To the rear of the cottage is an enclosed garden with shrub borders, a paved terrace and garden store. It is an easily maintainable garden which enjoys views of the distinctive spire of All Saints Church.

Helsley 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 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 LOBBY

Cupboard housing fuse box. Inner door to:-

SITTING ROOM

4.5m x 3.3m (max) (14'9" x 10'10")

Mains gas fire within a period, stone surround. Fireside alcove. Exposed beams. Two wall lights. Television point. Telephone point. Staircase to the first floor. Understairs cupboard. Secondary glazed Yorkshire sliding sash window to the front, with window seat. Radiator.



KITCHEN

2.3m x 1.9m (7'7" x 6'3")

Range of kitchen cabinets incorporating a single drainer sink unit. Four ring gas hob with extractor hood above. Electric, fan-assisted oven. Integrated fridge. Automatic washing machine point. Slate floor. Yorkshire sliding sash window to the side. Steps leading up to a Dining Area.



DINING AREA

3.5m x 2.2m (max) (11'6" x 7'3")

Door to the rear garden. Slate floor. Loft hatch. Cupboard housing the Worcester gas fired combi boiler. Casement window to the side. Radiator.



FIRST FLOOR

LANDING

Staircase to the second floor. Yorkshire sliding sash window to the rear. Radiator.



BEDROOM ONE

4.5m x 3.5m (max) (14'9" x 11'6")

Exposed beam. Period fire surround. Understairs cupboard. Secondary glazed Yorkshire sliding sash window to the front, with window seat. Radiator.



SHOWER ROOM

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the rear. Heated towel rail.



SECOND FLOOR

BEDROOM TWO

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

Exposed beams. Casement window to the rear. Radiator.



OUTSIDE

To the rear of the cottage is a lovely, enclosed garden, which features a variety of shrubs and a good-sized paved terrace, which enjoys views across the rooftops to the spire of All Saints Church. A useful stone and brick-built outhouse provides useful garden storage.

GARDEN STORE

1.8m x 0.9m (5'11" x 2'11")

Constructed of stone and brick, beneath a clay pantile roof.

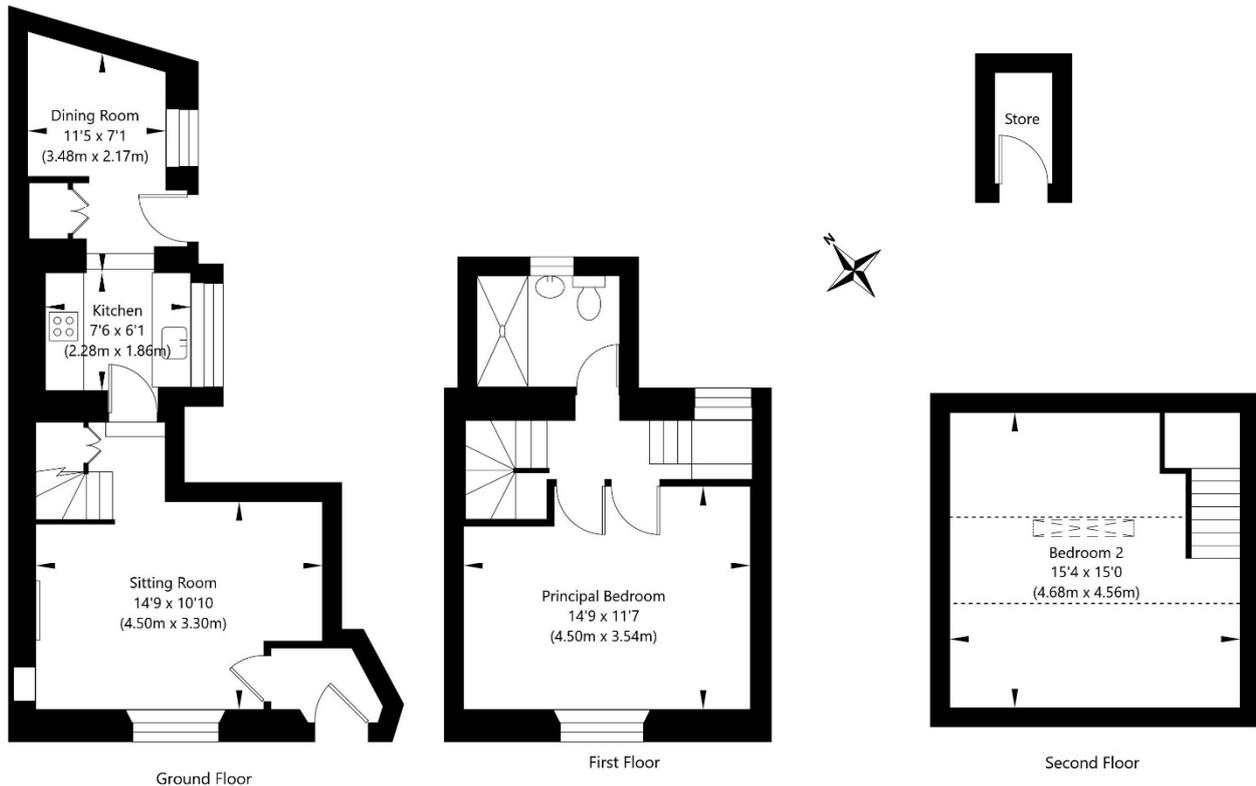


GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: C (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 5AG.
EPC Rating:	Current: D60. Potential: B82.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

26 High Street, Helmsley, YO62 5AG

APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 855 SQ FT / 79.43 SQ M - (Excluding Store)



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified.
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