

7 CLOTHES PROP ALLEY BRIDGE STREET, HELMSLEY



A beautifully appointed three-storey town house offering stylish, three-bedroom accommodation with a south-facing courtyard garden, tucked away in the centre of this sought-after market town.

Entrance hall, open-plan kitchen/living room,
first floor landing, two bedrooms, shower room, second floor landing, bedroom three & cloakroom.

Gas central heating & uPvc double-glazing.

South-facing courtyard garden & stone outbuilding with laundry space.

Over 800sq.ft of beautifully decorated accommodation with original features.

No onward chain. Viewing is strongly recommended.

GUIDE PRICE £275,000

This delightfully charming three-storey town house dates from 1893 and is located in the very heart of Helmsley. Despite being less than 35 metres from the Market Place, it enjoys a perfectly peaceful and private setting.

The house is constructed of solid brick under a clay pantile roof, which has been recovered within the last couple of years, retains some typical characteristics of the Victorian period, including high ceilings, tall windows and pine doors. The whole property is beautifully decorated throughout and benefits from gas central heating and uPvc double-glazing.

The accommodation extends to over 800sq.ft and comprises entrance hall, open-plan kitchen/living room with living flame gas fire, first floor landing, two bedrooms and a shower room, whilst on the second floor there is a large third bedroom and a cloakroom.

Directly in front of the house is a south-facing courtyard style garden, which is stone paved and ideal for dining outdoors, giving access to a good-sized stone outbuilding providing useful storage and laundry space.

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

Staircase to the first floor. Cupboard housing the electric meter and fuse box.

OPEN-PLAN KITCHEN / LIVING ROOM

5.7m x 4.2m (max) (18'8" x 13'9")

Living flame gas fire within a painted surround and cast-iron insert. Range of kitchen cabinets incorporating a four-ring gas hob with extractor hood, electric oven and integrated dishwasher. Gas fired combination boiler. Recessed spotlights. Television point. Casement windows to the front and rear. Two radiators.



FIRST FLOOR

LANDING

Casement window to the rear. Recessed spotlights. Radiator.



BEDROOM TWO

3.7m x 2.6m (max) (12'2" x 8'6")

Period fireplace. Recessed spotlights. Fitted cupboard. Casement window to the front. Radiator.



BEDROOM THREE

3.9m x 2.0m (max) (12'10" x 6'7")

Fitted wardrobe. Recessed spotlights. Casement window to the rear. Radiator.



SHOWER ROOM

2.6m x 1.3m (8'6" x 4'3")

White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Recessed spotlights. Extractor fan. Fitted shelving. Casement window to the front. Heated towel rail.



SECOND FLOOR

LANDING

Loft hatch. Recessed spotlights. Casement window to the rear. Radiator.

BEDROOM ONE

4.8m x 3.8m (max) (15'9" x 12'6")

Range of fitted wardrobes. Recessed spotlights. Casement window to the front, enjoying far reach views. Two radiators.



CLOAKROOM

1.7m x 1.3m (5'7" x 4'3")

White low flush WC and wash basin. Extractor fan. Wall light point. Radiator.

OUTSIDE

The property benefits from a south-facing courtyard style garden, which is paved with Indian stone, making for an easily to maintain outside space which is incredibly sheltered and ideal for dining outdoors. A stone and pantile outbuilding (newly re-roofed) forms

part of the property, providing useful storage and laundry space. Two neighbouring properties (8 & 9 Clothes Prop Alley) benefit from a right of way on foot across the path.

UTILITY ROOM / STORAGE BUILDING

4.7m x 2.2m (15'5" x 7'3")

Automatic washing machine point. Electric light and power. Electric heater. Mezzanine storage space.



GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage. Gas central heating.

Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 5BG.

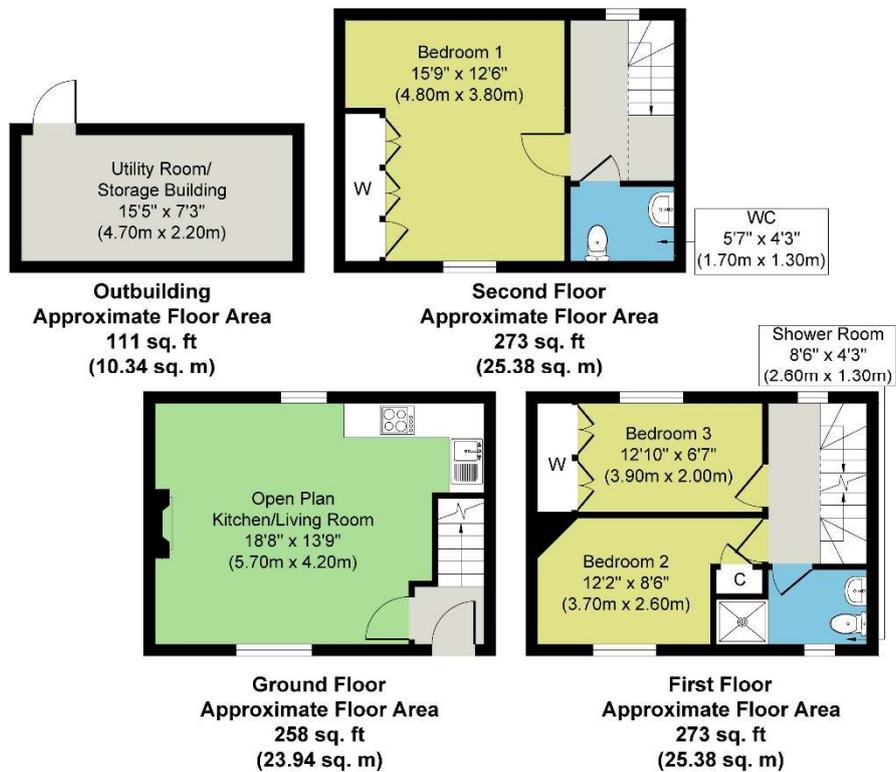
EPC Rating: Current: D55. Potential: B86.

Note: Some of the contents may be available, if required, by further negotiation.

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.





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