



## 8 Woodard House High Street | Helmsley

A comfortable and well appointed first floor flat with shared entrance hall and landing. The property provides good sized two bedroom accommodation being one of eight in this imposing period property only a short walking distance of Helmsley town centre.

- A two bedroom first floor flat
- Fitted kitchen, sitting room
- Spacious communal gardens and parking facilities
- Within easy walking distance of the town centre
- Two bedrooms and shower room
- No onward chain

**Guide Price £175,000**



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## ACCOMMODATION

### ON THE FIRST FLOOR

#### ENTRANCE LOBBY

Tiled floor, sliding solid timber doors to a storage cupboard.

#### INNER HALL

Tiled floor, single radiator.

#### SITTING ROOM

14'8 x 12'5 (4.47m x 3.78m)

Providing an attractive front aspect. Gas fireplace on a stone hearth, surround and mantelpiece; secondary glazing to front and side windows, stripped timber floor, picture rail, TV aerial point.

#### KITCHEN

10'5 x 7'9 (3.18m x 2.36m)

With a modern range of base and wall units with formica work surfaces over, tiled floor, stainless steel sink and drainer with chrome taps, integral fridge freezer, integral Smeg gas five-ring hob, electric oven and grill and chrome integral extractor fan. Cupboard housing the Worcester gas-fired boiler, plumbing for a washing machine and dishwasher.

#### BEDROOM 1

13'9 x 11' (4.19m x 3.35m)

With a fitted bedroom suite, double radiator, rear aspect window.

#### BEDROOM 2

16'1 x 6'7 (4.90m x 2.01m)

Double radiator, rear aspect window.

#### SHOWER ROOM

A glazed and part tiled double shower cubicle with chrome shower fittings, low flush wc, pedestal wash hand basin, chrome heated towel rail, tiled floor, mirrored vanity unit.

#### OUTSIDE

There are attractive communal gardens that surround the property, with drying areas and off-street parking facility.

#### VIEWING

By appointment with the agent, BoultonCooper, Helmsley office 01439 770232.



### TENURE

Although we have not had sight of the Title documentation we understand the apartment is leasehold and the property is held on a 300 year lease from 1st May 1971 at a ground rent of £2 per annum. There is a service charge of £95.00 per calendar month, reviewed annually. Vacant possession will be available on completion.

### SERVICES

We understand that the property is connected to mains water, electricity, gas, and drainage supplies. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232

### DIRECTIONS

Proceed along the High Street, past the Scout Hut, enter to the right of the post box proceed up to the top and round to the right and the property is located on the left portion of the building.

### COUNCIL TAX

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

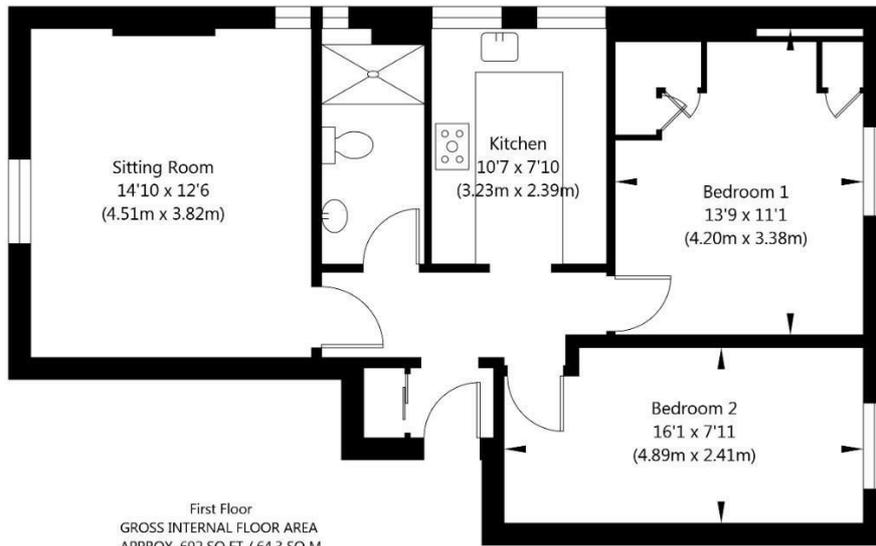
### ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC document can be inspected at the Helmsley office.



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Woodard House, High Street, Helmsley, YO62 5AF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 692 SQ FT / 64.3 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

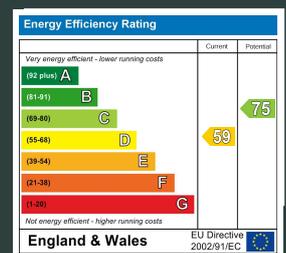
Strictly by appointment with the agents.

## COUNCIL TAX BAND

C

## ENERGY PERFORMANCE RATING

D



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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
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