



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	62
(81-91) B	
(69-80) C	58
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

8, Withington Road, Helmsley, North Yorkshire, YO62 5HE Guide price £425,000

Detached, stone built bungalow with attractive grounds, parking and garage tucked away within a quiet cul-de-sac in Helmsley. This property has recently been renovated and extended by the current owners.

In brief this property comprises; entrance porch, hallway, kitchen, utility room, guest cloakroom, sitting room, dining room/bedroom into sun room, a double bedroom and separate house bathroom. Externally, there is an enclosed garden and garage. There is also driveway parking for two vehicles and a well maintained front lawn.

Helmsley is a historic, bustling, market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops and hostleries, the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the west of the town and the Hambleton Hills to the south. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

EPC RATING C



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



ENTRANCE PORCH

Glazed door to front aspect, tiled flooring.

ENTRANCE HALLWAY

Glazed door to front aspect, wooden floor, coving, radiator, telephone point, power points.

SITTING ROOM

14'11" x 11'10" (4.55m x 3.62m)

Windows to front and side aspect, log burner with stone surround, radiator, TV point, power points.

KITCHEN

9'10" x 11'9" (3.01 x 3.60)

Window to side aspect, tiled floor, a range of wall and base units with work surfaces, tiled splashback, Ceramic sink with mixer taps, storage cupboard housing boiler, space for oven/hob, extractor hood, integrated microwave, space for fridge freezer, power points.

GUEST CLOAKROOM

Window to rear aspect, tiled floor, low flush W/C, hand wash basin, heated towel rail, downlights.

DINING ROOM

9'11" x 10'4" (3.03 x 3.16)

Sliding doors into sun room, power points, radiator.

UTILITY ROOM

3'10" x 12'5" (1.19 x 3.79)

Window to rear aspect, tiled floor, plumbing for washer/dryer, heated towel rail, extractor fan, downlights.

SUN ROOM

11'9" x 11'8" (3.59 x 3.56)

Windows to side aspect and double French doors out into rear garden, tiled floor, skylights, power points, downlights.

MASTER BEDROOM

9'10" x 13'11" (3.02m x 4.26m)

Window to front aspect, built in wardrobes, radiator, power points.

HOUSE BATHROOM

Part tiled walls, walk in shower cubicle, bidet, low flush WC, wash hand basin with vanity unit, heated towel rail, airing cupboard, extractor fan, downlights.

GARDEN

Side entrance to rear garden, stone flagged patio with plant and shrub borders, raised beds, greenhouse/potting shed, outside tap, outside light.

GARAGE

18'1" x 8'11" (5.52m x 2.72m)

Electric roller door, outside tap, electric power point and lighting, door to side aspect.

PARKING

Gated driveway parking for two vehicles.

TENURE

Freehold

SERVICES

Gas central heating, mains drains and electric.

ADDITIONAL INFORMATION

- Full electrical re-wire
- New gas boiler and radiators fitted (aluminium high efficiency radiators and stainless steel ladder radiators)
- New windows and doors throughout
- Electric door for the garage
- New bathroom
- New kitchen
- Rear extension with lantern roof (garden room, extra sitting room)
- Additional cloakroom
- Loft space partially floored with access ladder and lighting
- Installation of log burner and fireplace in lounge
- Fitted wardrobe in main bedroom
- Conversion of shower room into utility room
- New carpets and flooring

COUNCIL TAX BAND D

