

**17, Riccal Drive, Helmsley,
North Yorkshire, YO62 5FF
Guide price £275,000**

A beautifully presented house with a professionally designed and landscaped rear garden backing on to a nature reserve. This three bedroom home is located within easy walking distance of this popular market town. Built in 2021 and finished to an extremely high standard, in immaculate condition with two parking spaces.

In brief this property comprises; entrance hall, cloakroom, front facing sitting room, and a well-proportioned dining kitchen to the rear with French doors out to the rear garden. To the first floor are three bedrooms; one with en-suite shower room and the main house bathroom.

Externally, there is ample parking to the front, to the rear aspect there is a beautifully designed lawned garden with patio area perfect for entertaining.

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 hosteleries, 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 B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	95
(92 plus) A	
(81-91) B	83
(69-80) C	
(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	
(81-91) B	
(69-80) C	
(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.

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ENTRANCE HALLWAY

Stairs to first floor landing.

SITTING ROOM

Window to front aspect, TV point, power points, radiator.

KITCHEN/DINING ROOM

Window to rear aspect and double French doors out onto rear garden. Range of matte grey base and wall units with granite effect worktops incorporating one and a half bowl stainless steel sink unit with mixer tap. Integrated Lamona electric oven. Matching Lamona four ring induction hob with extractor overhead. Plumbing for washing machine. Ideal logic gas fired central heating boiler, power points, radiator, downlights.

FIRST FLOOR LANDING

Loft access.

MASTER BEDROOM

Window to front aspect, power points, radiator.

EN-SUITE

Low flush W.C, hand wash basin with pedestal, fully tiled walk in shower cubicle, heated towel rail, extractor fan.

BEDROOM TWO

Window to rear aspect, power points, radiator.

BEDROOM THREE

Window to front aspect, power points, radiator.

HOUSE BATHROOM

Window to rear aspect, fully tiled panel enclosed bath with power shower overhead, low flush W,C, hand wash basin with pedestal, heated towel rail, extractor fan.

GARDEN

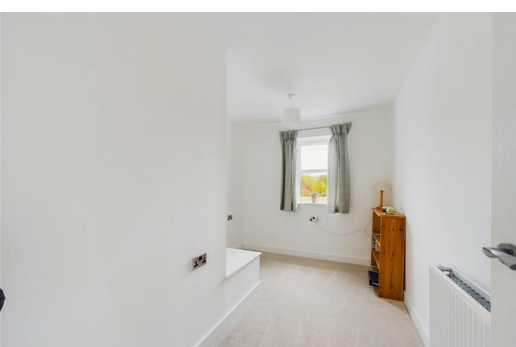
The rear garden is a real feature of the property having been professionally designed and landscaped with different seating areas and a range of trees, shrubs and plants. The garden backs on to a nature reserve so the outlook to the back of the property is secluded.

SERVICES

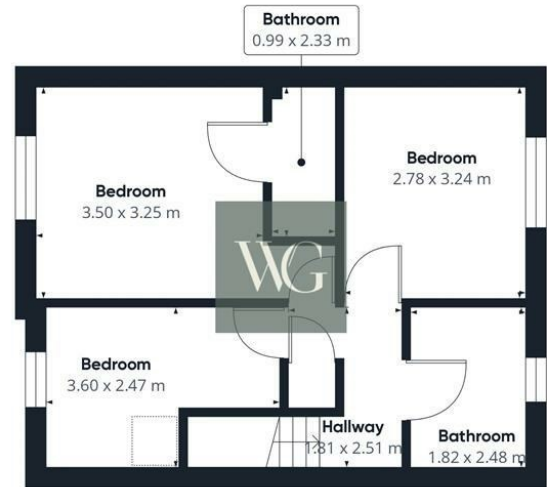
Mains drains, mains electric, mains gas

TENURE

Freehold



Floor 1



Floor 2

WG

Approximate total area¹⁾
81.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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