

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	72
(81-91) B	
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	47
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> 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](http://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

## 45a, Ashdale Road, Helmsley, North Yorkshire, YO62 5DE Guide price £485,000

Bespoke architect designed four bedroom dormer bungalow, with beautiful gardens and detached double garage in a sought after area in Helmsley, within walking distance of the town centre.

Renovated in 2020-22 the accommodation comprises: entrance porch, entrance hall, spacious open plan 'L' shaped sitting room/dining area, fitted breakfast kitchen, wrap around conservatory, two bedrooms, bathroom and separate guest cloakroom. To the first floor is the master bedroom with en-suite, guest cloakroom and a further bedroom with access to walk in loft storage.

Occupying a very good sized landscaped plot with access to all sides, double garaging and driveway parking for several vehicles.

The front garden has been landscaped and is well stocked; enclosed lawned rear garden with patio, flower borders mature trees, greenhouse and shed.

Situated on this well regarded road, just a short stroll away from the town centre of Helmsley, which is an historic and 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 restaurants, the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park and the Hambleton Hills to the west of the town and the North York Moors to the north and east. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre, castle ruins, walled garden, recreation ground and open-air swimming pool.

EPC RATING E



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**ENTRANCE PORCH**

Door and window to front aspect, tiled floor

**ENTRANCE HALL**

Stairs to first floor landing, power points, three storage cupboards, telephone point, radiator

**BREAKFAST KITCHEN**

Window to front aspect, door to side aspect, cupboard housing boiler, storage cupboard, range of wall and base units with worksurfaces, tiled splashback, space for dishwasher, space for range cooker, extractor hood, stainless steel sink and drainer with mixer tap, radiator, coving

**SITTING/DINING ROOM**

L shape living, feature fire surround with electric fire install, window to front aspect, power points, TV point, coving, radiators

**CONSERVATORY**

Power points, French doors to rear aspect.

**STUDY/BEDROOM**

Power points, window to rear aspect (onto conservatory), radiator

**BATHROOM**

Window to side aspect, part tiled, enclosed bath with mixer taps, wash hand basin with vanity cupboard, separate shower cubicle with power shower, heated towel rail, extractor fan.

**CLOAKROOM**

Window to side aspect, low flush WC, wash hand basin with storage unit, extractor fan, radiator

**BEDROOM**

Window to side aspect, power points, radiator, built in storage/wardrobes

**FIRST FLOOR LANDING**

Power points, radiator

**MASTER BEDROOM**

Dormer windows to front and rear aspect, fitted wardrobes, power points, radiator

**SHOWER EN-SUITE**

Corner shower cubicle, wash hand basin with vanity, heated towel rail, extractor fan

**GUEST CLOAKROOM**

Window to front aspect, part tiled, wash hand basin with pedestal

**BEDROOM**

Window to side aspect, power points, built in wardrobes and drawers, radiator

**EAVES/LOFT STORAGE**

Velux window, power points

**DOUBLE GARAGE**

Electric roller door, power and lighting

**GARDEN****SERVICES**

Mains drains, mains gas

**COUNCIL TAX BAND F****PARKING****LOCATION**

Helmsley is a fabulous town with a weekly market and an excellent selection of independent, local shops including clothes stores, a doctor's surgery, delicatessens, cafes, restaurants, hotels, a spa and a local brewery.

In addition there is an arts centre showing films and plays, as well as hosting yoga, exhibitions and concerts. Further attractions are the open air swimming pool, Helmsley Walled Garden, International Centre for Birds of Prey, Helmsley Castle and Duncombe Park.

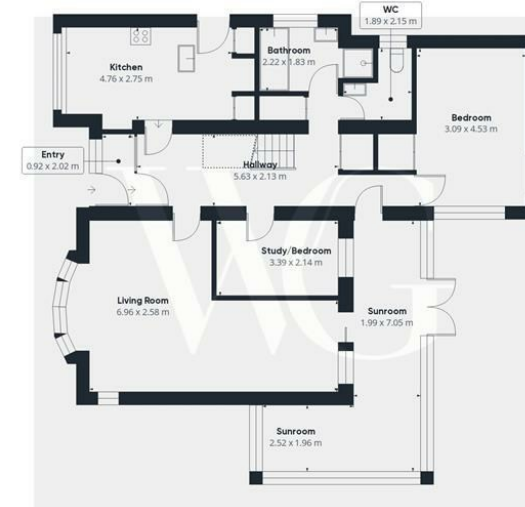
Further afield are the Michelin starred restaurants The Star at Harome (2.4 miles) and The Black Swan, Oldstead (8 miles).

The town lies on the fringes of the North York Moors National Park and Howardian Hills Area of Outstanding National Beauty, and boasts considerable architectural character. The A170 from Helmsley links to Scarborough and the Yorkshire Coast.

York is about 24 miles to the south and the A1(M) is about 22 miles to the west. Direct trains to London run regularly from Thirsk (14 miles) and York, some making the journey in under two hours.

Helmsley has a primary school, and Ryedale secondary school is just under three miles to the east of the town. Ampleforth College is about four miles away.

Please note all distances and travel times are approximate.



Floor 1



Floor 2

WG

Approximate total area<sup>(1)</sup>  
185.74 m<sup>2</sup>

Reduced headroom  
15.57 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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