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ESTATE AGENTS

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 **Balk Avenue**  
, Helperby, YO61 2PZ  
£259,000





## Balk Avenue , Helperby, YO61 2PZ

STYLE - Delightful Terraced Family Home  
HIGHLIGHTS - Desirable Village Setting,  
Three Double Bedrooms, Open Fire, Lovely  
Garden with Far Reaching Open Views.  
THREE WORDS - Village. Views. Lifestyle.

### CHARMING COUNTRY RETREAT IN HELPERBY

Nestled in the heart of the picturesque village of Helperby, this delightful mid-terraced family home on Balk Avenue offers a perfect blend of rural tranquillity and modern comfort. Boasting stunning open countryside views, this property is an idyllic retreat for those seeking a peaceful lifestyle.

### STEP INSIDE

As you step inside, you're greeted by a welcoming hallway complete with a convenient understairs cupboard, ideal for storing coats and shoes. The sitting room is a haven of light and space, featuring a large window to the front and sliding patio doors that open onto the garden. An open fire adds a cosy touch, perfect for those chilly evenings spent with loved ones.

The country-style dining kitchen is both charming and functional, equipped with all modern conveniences. There's ample space for a dining table, making it a sociable hub for family meals and gatherings. A door leads directly to the garden, seamlessly blending indoor and outdoor living. A ground floor cloakroom adds to the practicality of this lovely home.







## UPSTAIRS

Upstairs, you'll find three generously sized double bedrooms, two of which offer far-reaching views of the surrounding countryside. The bathroom, updated in 2021, features a panelled bath with a shower over, ensuring a relaxing start or end to your day.

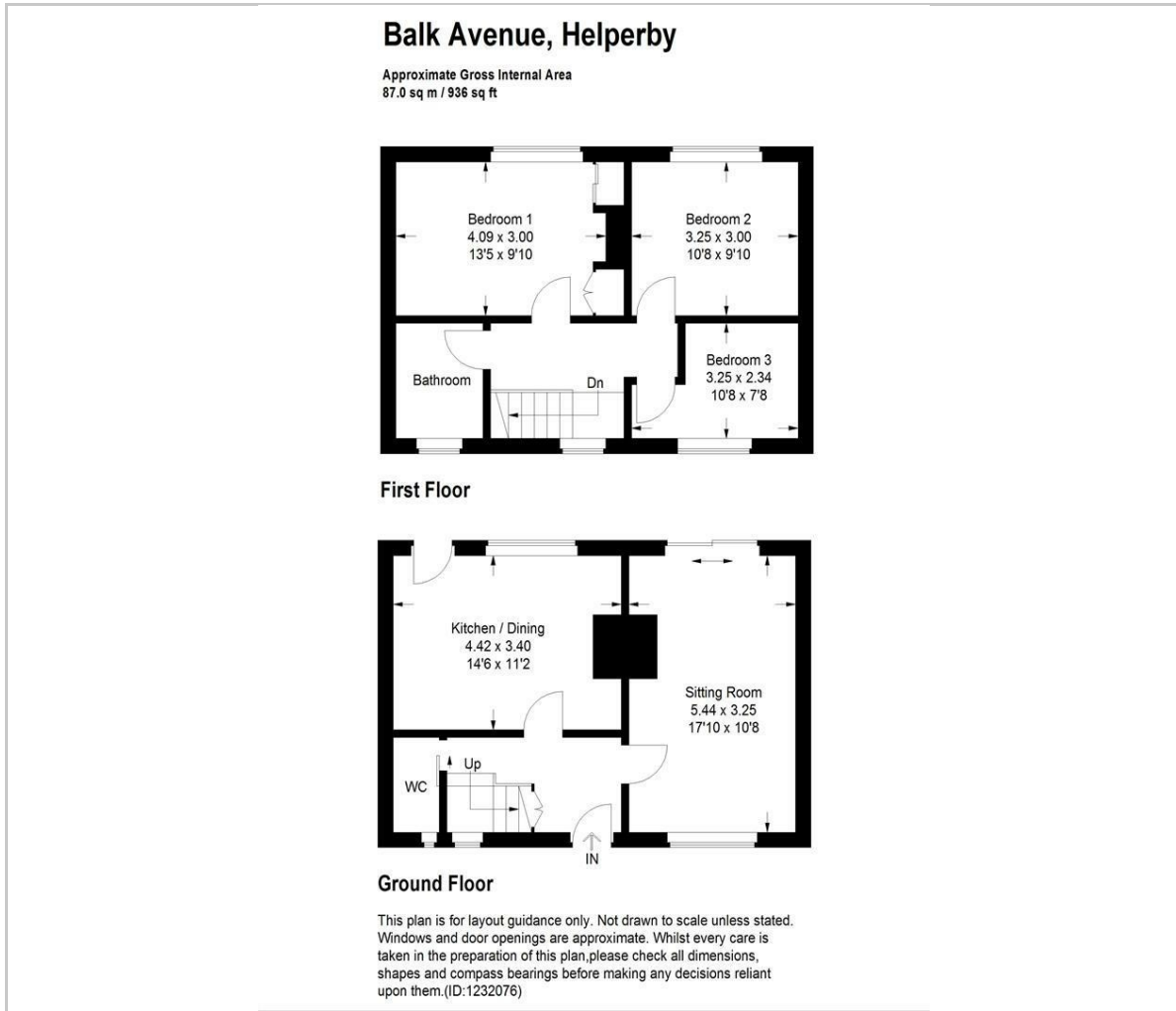
## OUTSIDE

Outside, the garden is a true delight. With a well-maintained lawn and two sun terraces, it's perfect for alfresco dining, summer BBQs, and enjoying the serene views of open farmland. A brick storage shed provides handy space for garden equipment, while the front of the property offers parking for two cars.

With double glazing and oil-fired central heating, this home is as efficient as it is charming. Offered with no onward chain, this property is ready for you to make it your own. Embrace the tranquillity of village life while enjoying the comforts of modern living.



## Floor Plan

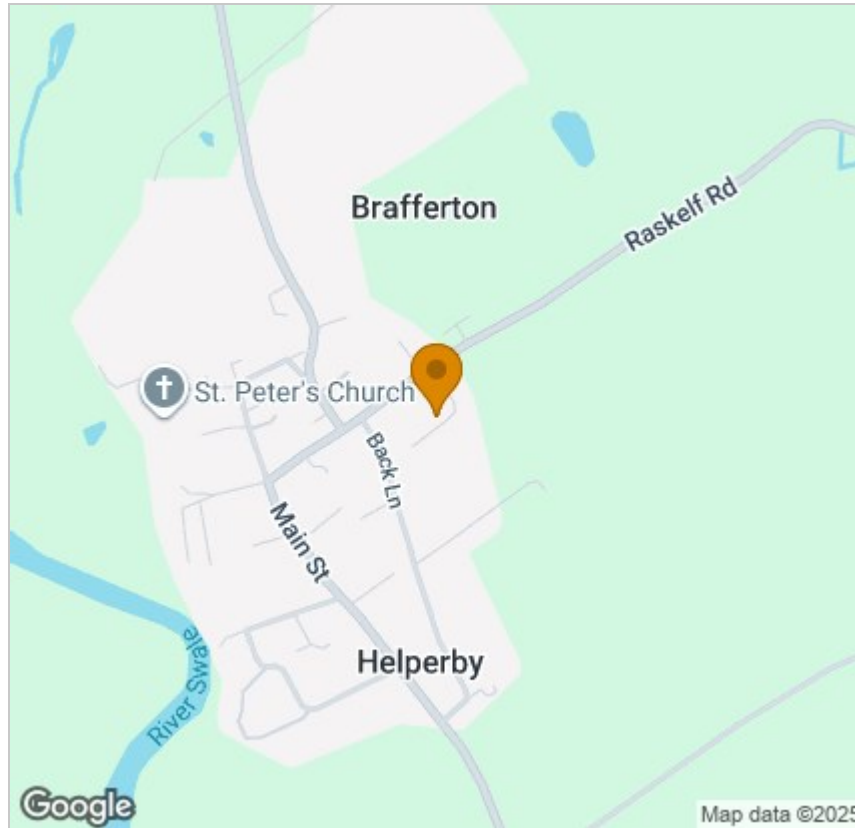


## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

