



**35, Ashwood Close, Helmsley
North Yorkshire , YO62 5HW
Price Guide £347,750**

A mid terraced modern three bedroom family home built to a high specification, with stone elevations, gas fired central heating and sealed unit double glazing. Situated in the outstanding North York Moors National Park and yet within the much sought after ancient market town of Helmsley.

Accommodation on the ground floor includes: Front, entrance hall, cloakroom, open plan luxury fitted kitchen/dining area and sitting room; double doors to rear garden. First floor: Landing, principal bedroom plus two further bedrooms and house bathroom.

Externally the property is hard landscaped to the front with car standing area plus an enclosed south facing private garden with patio and lawn to the rear.

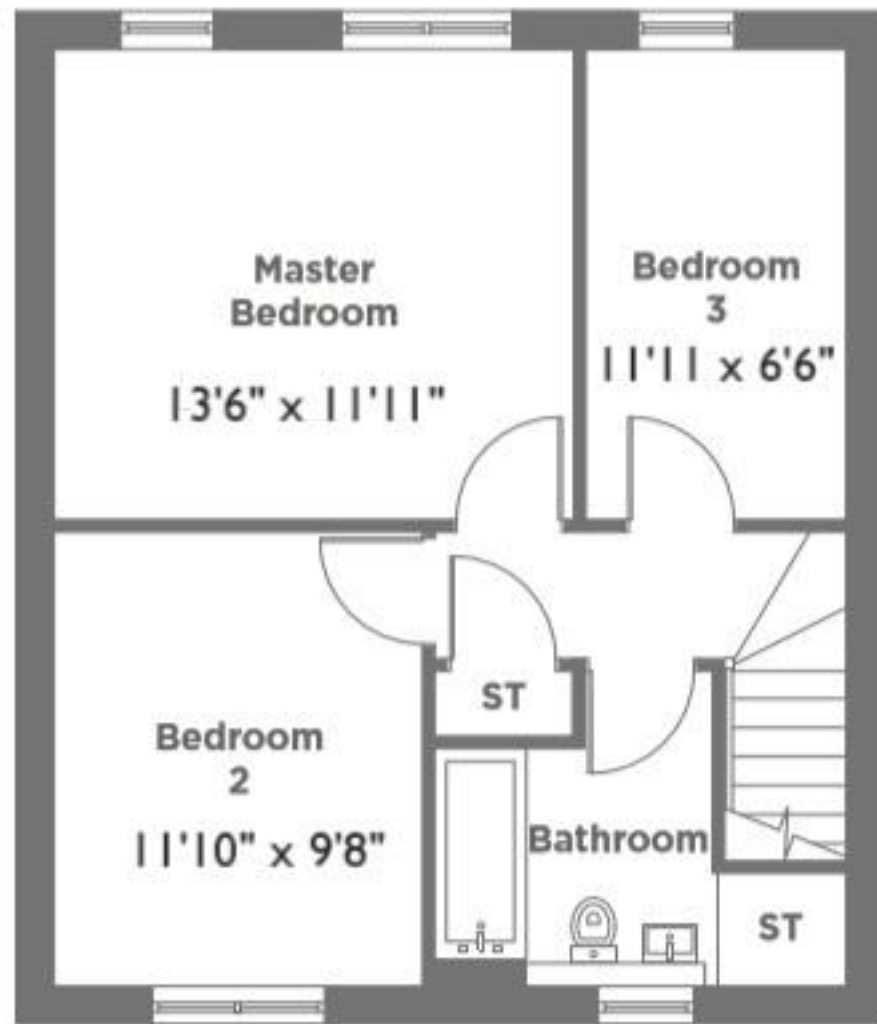
Currently is being let as a furnished holiday home and the current owners would be willing for the new owners to take over the bookings. Otherwise the property is sold with vacant possession.

This is ideally located to commute to the ancient city of York and the coastal resorts of Scarborough and Whitby, as well as the ancient market towns of Kirkbymoorside, Pickering, Thirsk and Malton. The nearest railway stations are Malton and Thirsk.





Ground Floor



First Floor





Tenure: We understand the property to be freehold. Freehold vacant possession will be given on completion.

Services: Gas fired central heating, mains electricity, gas, water and drainage are laid on.

Business Rates: Business Rateable Value £3,350. Currently zero rates with small business exemption.

Energy performance certificate: Band B

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Need advice on buying through another agent?

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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