

Peter
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ESTATE AGENTS

**5, Pottergate Mews,
Helmsley, York, YO62 5DJ
Price Guide £325,000**

www.peterillingworth.co.uk
Freehold
Property Tax Band C, EPC Rating Band C

Situated within the town's Conservation area and very close to the heart of the town centre can be found this cherished spacious two bedroom end of terrace, gas fired centrally heated stone cottage, nestling in a within a gated community. A shortcut access to the town centre is available by foot past the Helmsley Art Centre. To the front is a lawned garden with pathway to the front door, part bounded by hedgerow and picket fencing. Access to Pottergate Mews is via a coded operated system for the main gate as well as pedestrian entrance. The property has its own private car standing within a resident's private car park. No chain.

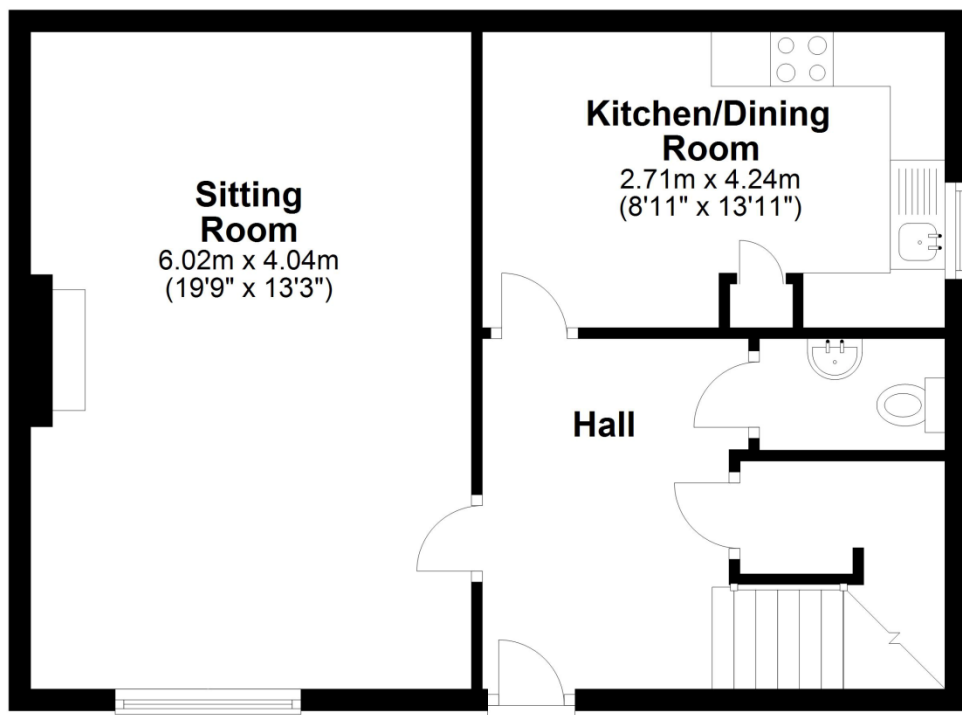
Accommodation briefly comprises: Ground floor: Spacious entrance hall, cloakroom, large sitting room, fitted kitchen/dining area. First floor: Landing reached by return staircase, bedroom one of generous proportions, bedroom two is also a double, house shower room.

The ancient market town of Helmsley is highly regarded and much sought after. It has a good range of facilities including shops, hotels, restaurants, a Doctor's, Dentist and Veterinary Practice. Ideally located for enjoying the North York Moors National Park as well as being easily commutable to the ancient city of York and the coastal resorts of Scarborough and Whitby.



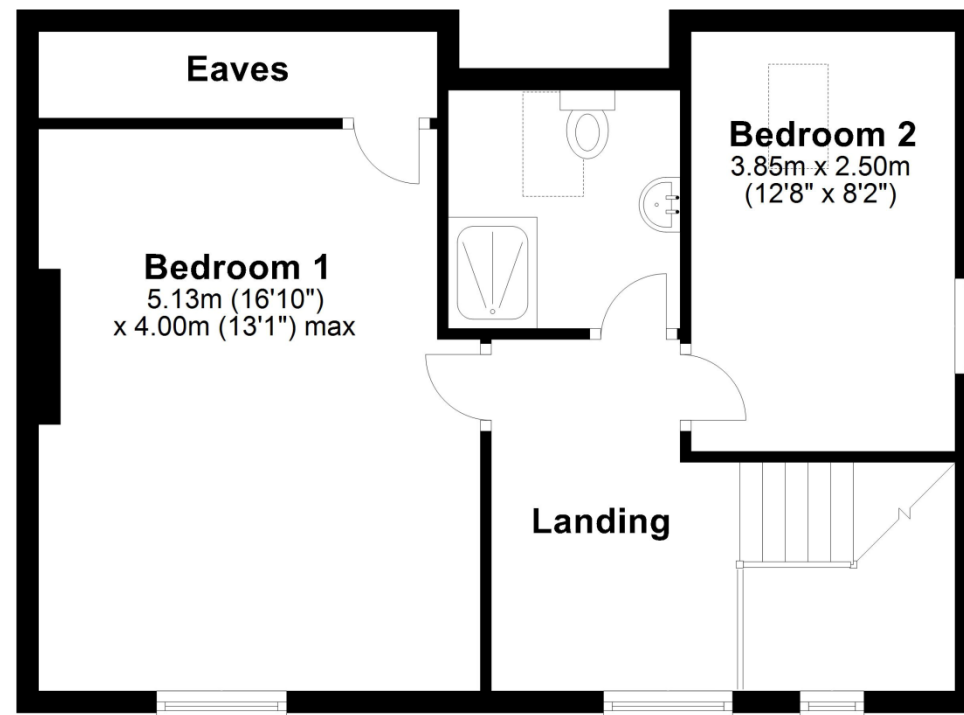
Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.6 sq. feet)

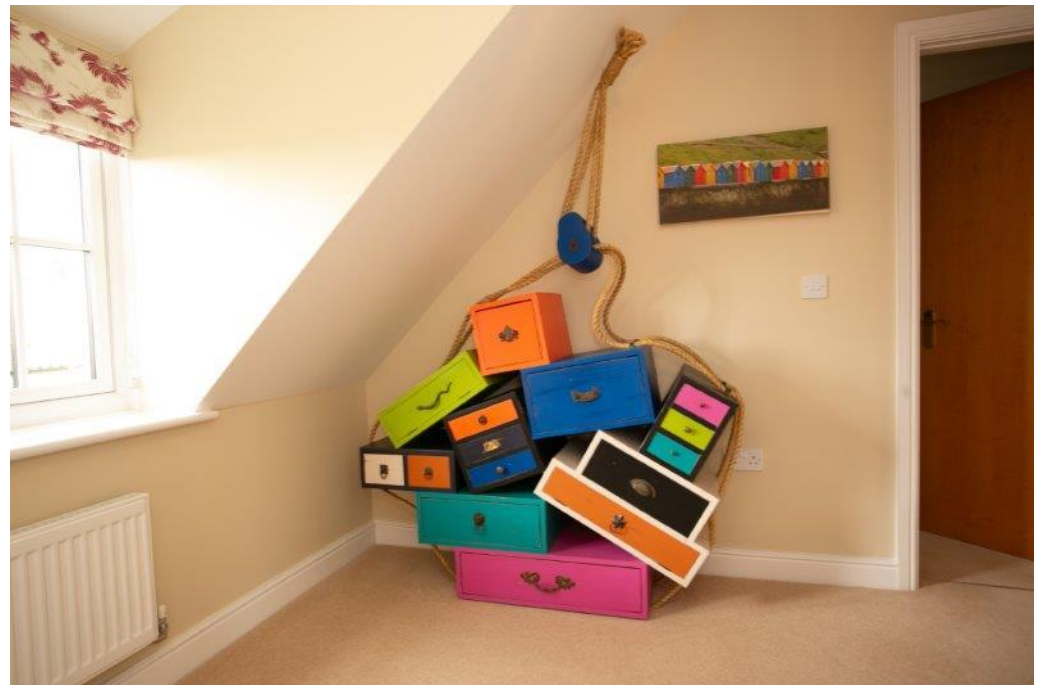


Total area: approx. 99.7 sq. metres (1072.7 sq. feet)

5 Pottergate Mews, Helmsley

For illustration purposes only





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

Services: Mains water, drainage, gas and electricity are laid on.

Property tax: Band C.

Note: The property has a restriction that it cannot be let out as a holiday let, however letting out on a shorthold tenancy would be acceptable.

Energy performance rating: Band C.

What3words:\\pigs.cookies.harnesed

Photography: By Peter Illingworth

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Contact Peter Illingworth on 01751 431107 for no-obligation advice.

There is a maintenance/service charge:

For the residents' private car park, surrounding gardens and electric gate.

Need advice on buying through another agent?

Contact Peter Illingworth on 01751 475557 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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