

Peter
illingworth
ESTATE AGENTS



**1A Carlton Road,
Helmsley, York, YO62 5HD
Price Guide £585,000**

www.peterillingworth.co.uk

Situated within the North York Moors National Park can be found this appealing four bedroom detached, gas fired centrally heated, double glazed family home with stone elevations. Landscaped well stocked gardens to the front and rear, summer house and garden shed, brick-set car standing area to the front. The integral garage has been divided into a small garage and storage area.

Accommodation briefly comprises:

Ground floor: Front entrance lobby, hall, open plan sitting room/dining area, fitted kitchen, utility room, cloak room, garden room.

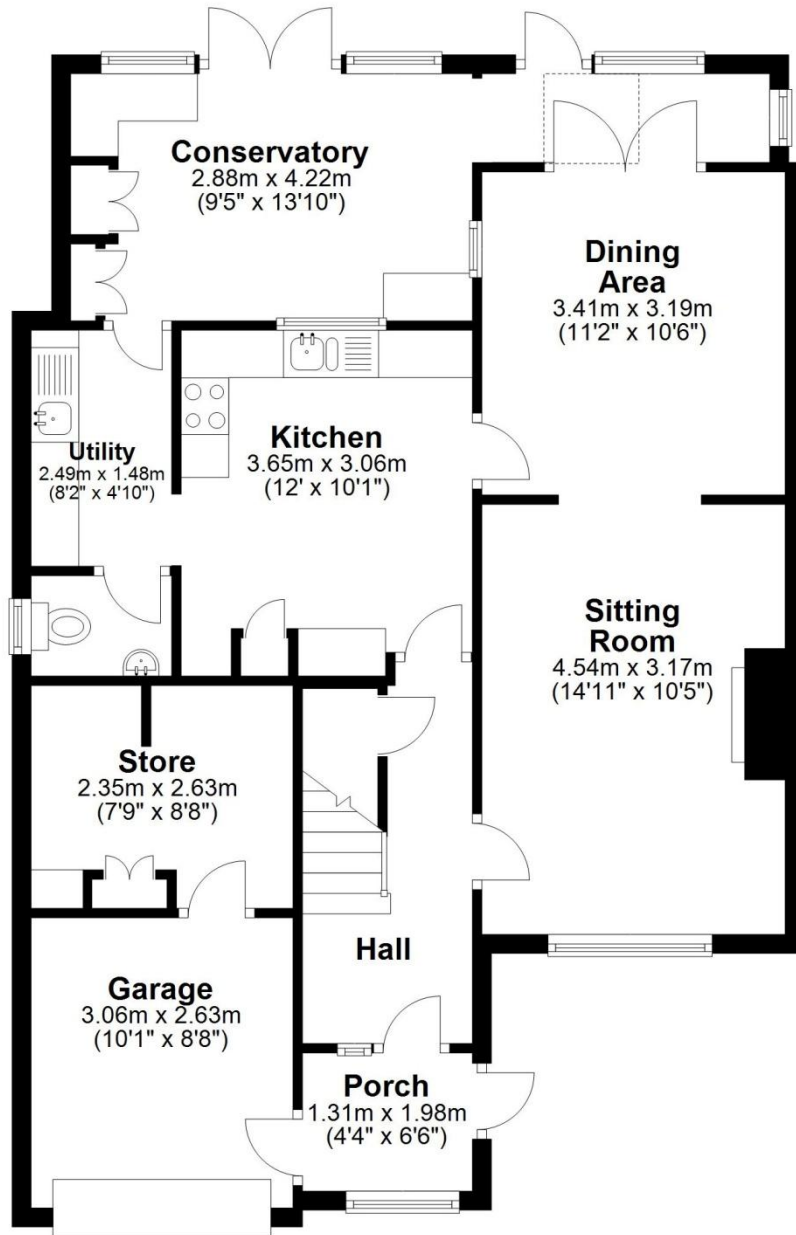
First floor: Landing, principal bedroom with en-suite shower room, bedroom two with dressing area and walk in wardrobe and two further bedrooms.

The ancient North York Moors market town of Helmsley is much sought after. The town is often referred to as the Jewel in Ryedale's Crown, being of historic interest as well as having a good range of retail shopping, hotels and restaurants and making this a popular tourist attraction. It is ideally located to enjoy the North York Moors National Park and is easily commutable to the ancient city of York, 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.



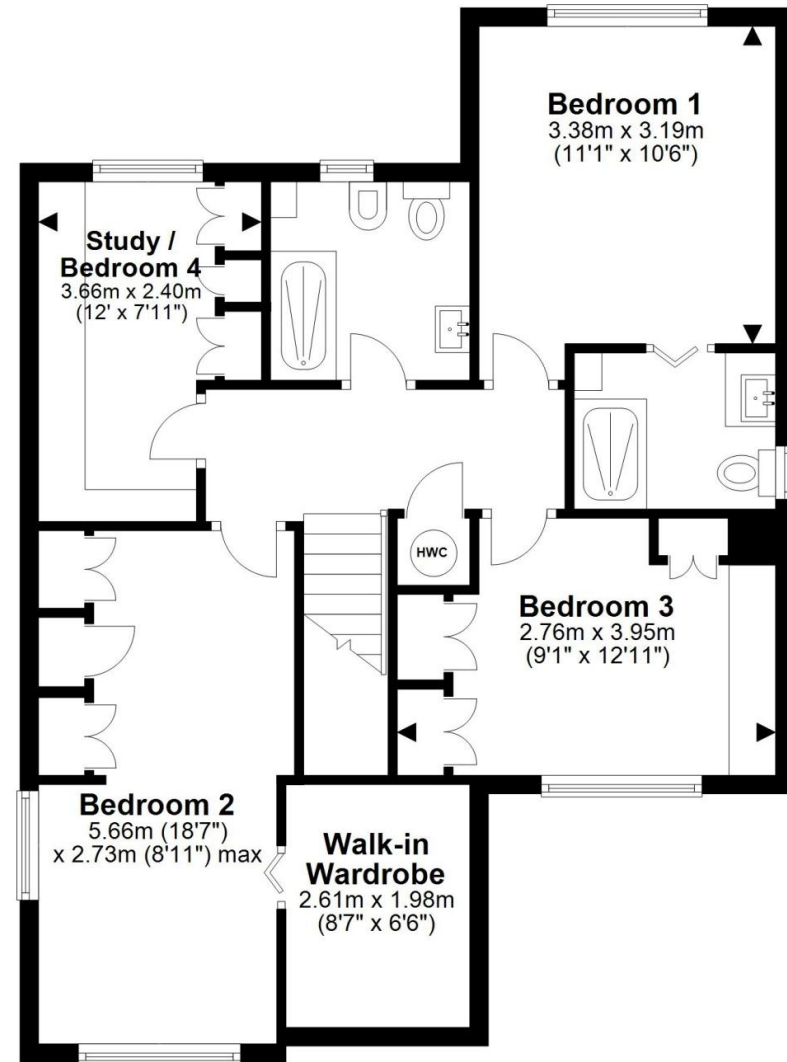
Ground Floor

Approx. 83.8 sq. metres (902.4 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



Total area: approx. 152.8 sq. metres (1644.6 sq. feet)

1a Carlton Road, Helmsley

For illustration purposes only





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

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

Property tax: Band E

Energy performance rating: Band D

What3words: \\pets.passing.tweed

Photography: By Peter Illingworth

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Viewing:

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

Broadband:

Basic 19 Mbps

Superfast 80 Mbps

Ultrafast 1800 Mbps

Mobile Coverage: EE, Vodafone, Three, O2

Satellite/Fibre TV Availability: BT and Sky



16 Market Place, Kirkbymoorside,
York, YO62 6DA
T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

Malton Hub,
North Yorkshire, YO18 7AE
T. 01751 475557

E. maltonhub@peterillingworth.co.uk

www.peterillingworth.co.uk

Champley's Mews, Market Place,
Pickering, North Yorkshire, YO18 7AE
T. 01751 475557

E. pickering@peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD
T. 08701 127 099

E. info@mayfairoffice.co.uk W.

www.mayfairoffice.co.uk

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