

Peter
illingworth
ESTATE AGENTS

**Castle View, 1, Elmslac Road
Helmsley, YO62 5AW
Price Guide £470,000**

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An elegant and well presented, double glazed, gas fired centrally heated, four bedroom semi-detached family home, with stone elevations; attractively situated within the North York Moors National Park and within the Conservation Area, yet close to the town centre of this ancient and renowned market town. The property is currently let out as a holiday cottage and the next owner may wish to continue running it as a business.

Accommodation briefly comprises:

Ground floor: Front entrance porch, hall, shower room, sitting room with double doors through to conservatory, fitted kitchen/dining area, utility, bedroom 1/further reception.

First floor: Landing, principal bedroom with en-suite shower room, two further bedrooms and house bathroom.

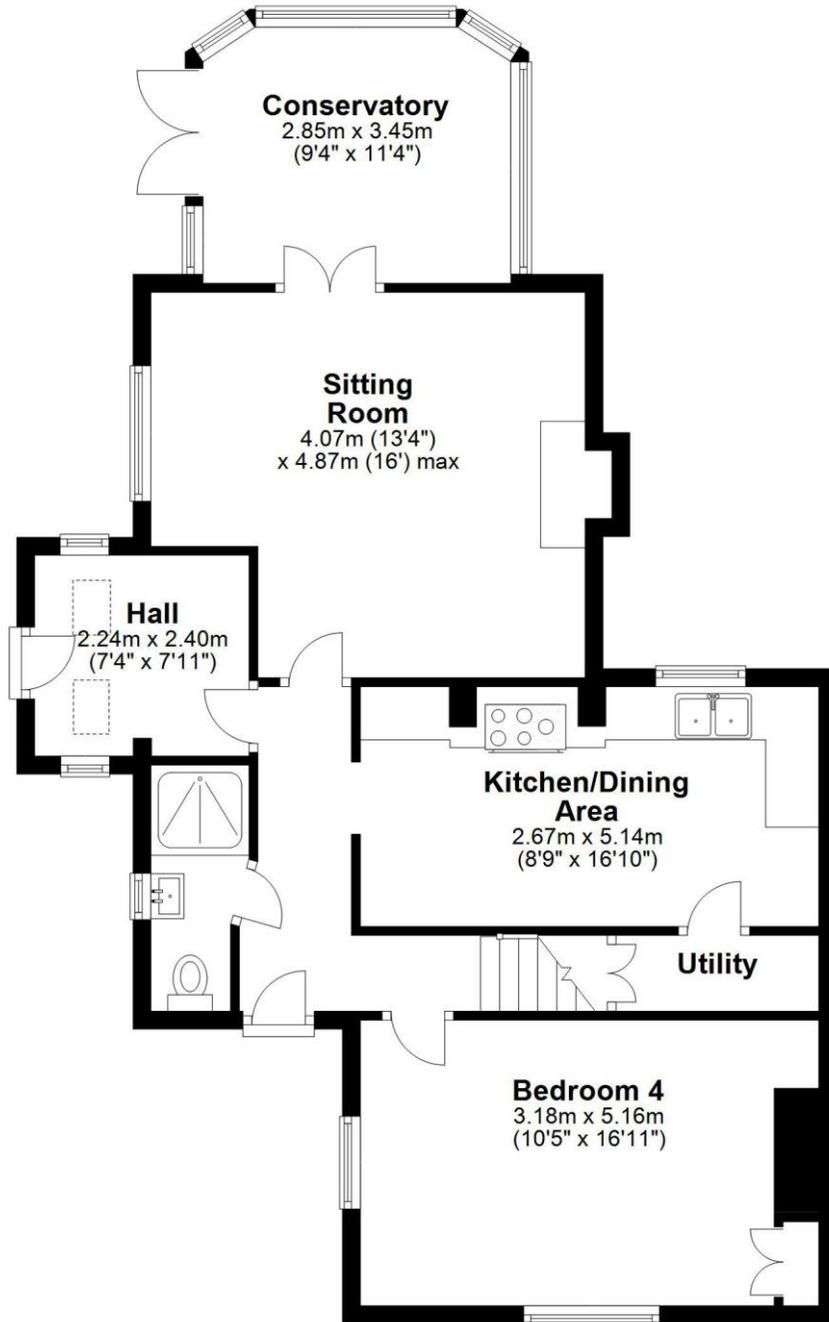
Externally attractive well stocked, landscaped gardens with lawns, elevated sitting out area, car standing area and garden shed.

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, 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



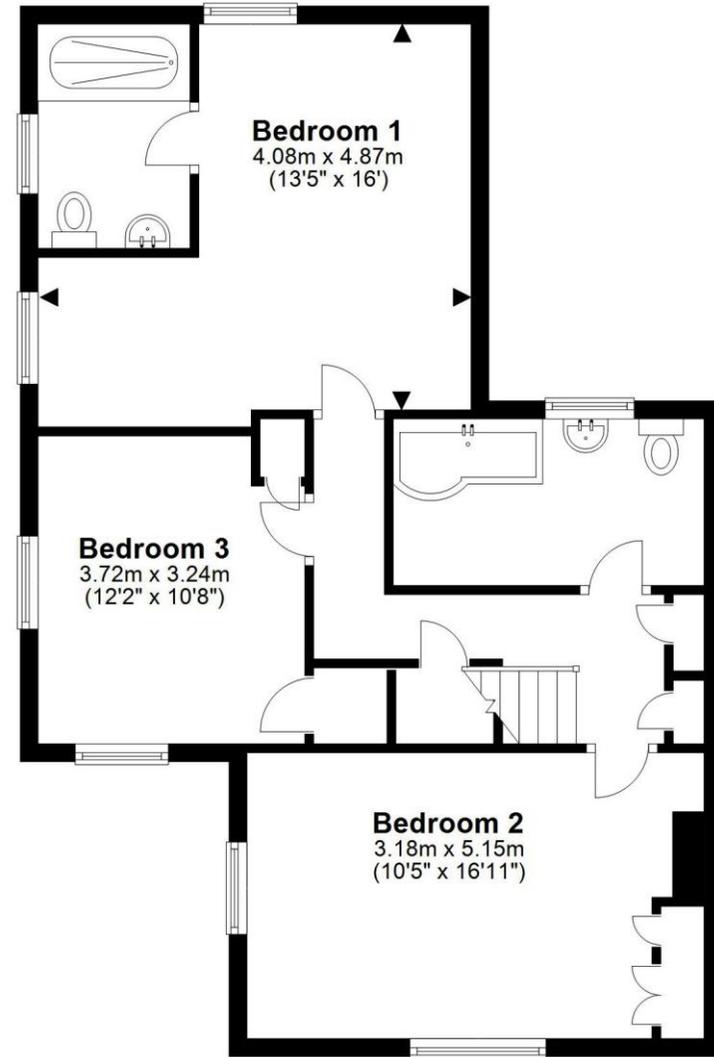
Ground Floor

Approx. 78.2 sq. metres (841.4 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



Total area: approx. 143.4 sq. metres (1543.2 sq. feet)

1 Elmslac Road, Helmsley

For illustration purposes only





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

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

Property tax: Currently deleted.

Business Rates: Current Rateable Value £5,500

EPC: Band D

What3words///meanders.trees.again

Mobile Coverage: EE, Vodafone, Three and O2

Broadband: Basic 17Mbps, Superfast 80Mbps

Satellite/Fibre TV Availability: BT and Sky

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Viewing:

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



www.peterillingworth.co.uk

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

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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