

A photograph of a two-story stone house with a red-tiled roof. The house has a gabled roofline and several windows with white frames. A paved patio area with a circular pattern is in the foreground, surrounded by lush green plants and flowers. A wooden bench is on the left, and a stone planter with red flowers is in the center. A white door is visible on the right side of the house.

Peter
illingworth
ESTATE AGENTS

28, Castlegate,
Helmsley, YO62 5AB
Price Guide £635,000

www.peterillingworth.co.uk

Situated in the much sought after ancient market town of Helmsley and located within the Towns Conservation Area and the North York Moors National Park, can be found this period double fronted, attractive, cherished, sympathetically updated, generously proportioned three bedroom mid terraced extended cottage with gas fired central heating and double glazing . Enhanced with feature beamed ceilings, a dual facing stove to the snug and sitting room plus a delightful terraced, landscaped garden, with a useful stone outbuilding as well as nestling close to Helmsley Castle.

Accommodation briefly comprises:

Ground floor: Snug, sitting room, inner hall, cloakroom leading to shower room, fitted kitchen/dining area (under floor heating) and utility room.

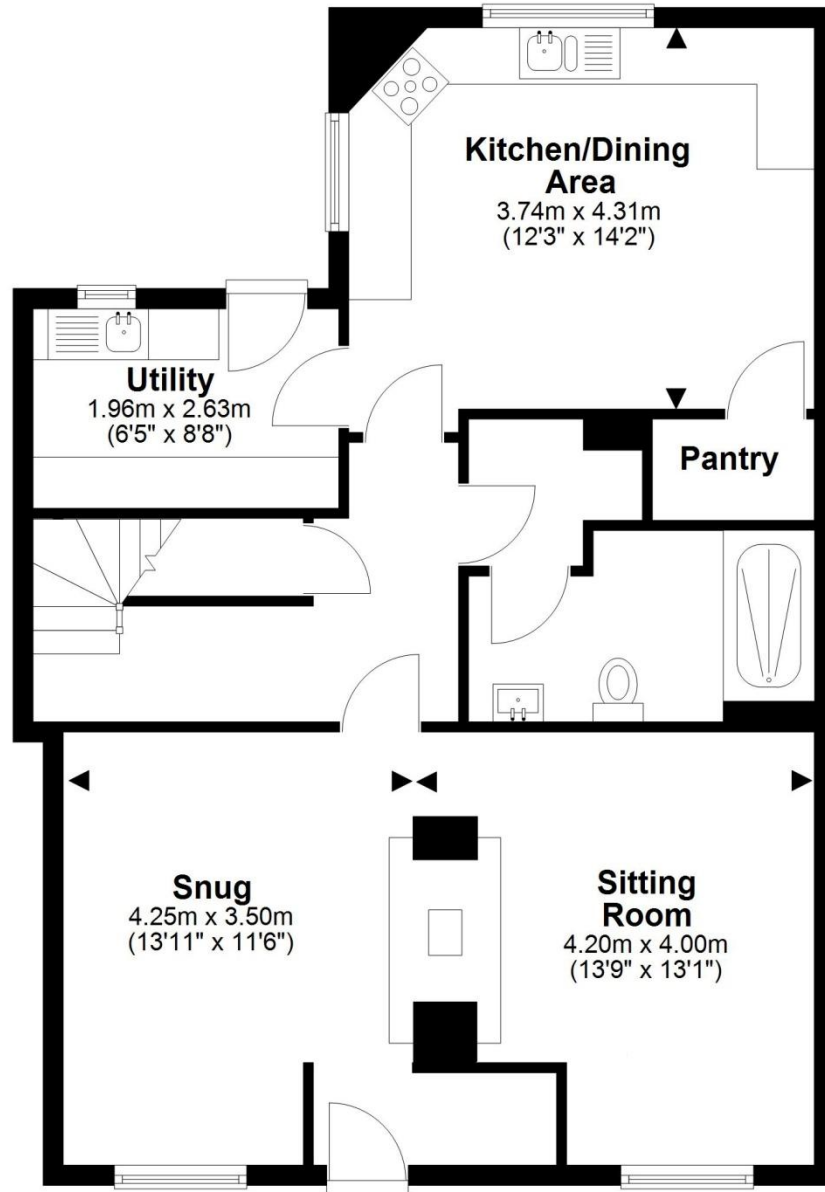
First floor: Galleried landing, three bedrooms and house bathroom with separate shower.

The property is only a short stroll to the town centre of this North York Moors National Park market town. The town offers a good range of local amenities including hotels, eateries and is home to the popular Helmsley Art Centre, Duncombe Park and Helmsley Castle. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

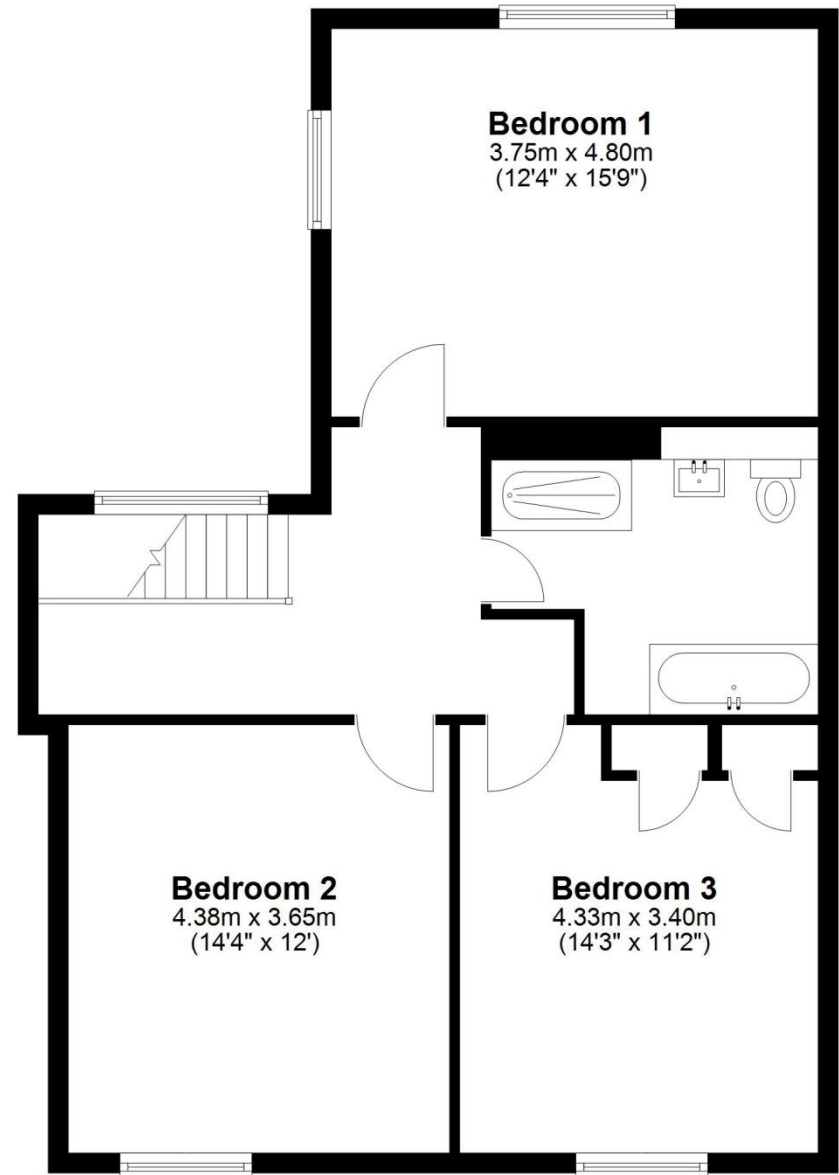
Approx. 76.8 sq. metres (827.1 sq. feet)



Total area: approx. 147.2 sq. metres (1584.5 sq. feet)
28 Castlegate, Helmsley

First Floor

Approx. 70.4 sq. metres (757.4 sq. feet)



For information purposes, not to
scale





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.

EPC: Band C

Property Tax: Band E

Broadband:

Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///duties.wording.sprays

Mobile Coverage:

EE, Vodafone, Three and O2

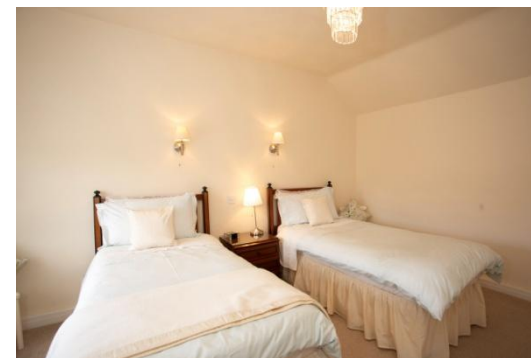
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Photography: By Peter Illingworth

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Viewing:

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16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

www.peterillingworth.co.uk

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

MAYFAIR
office.co.uk

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