

## Directions

## Contact

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**FINE & COUNTRY**

**0 Bed  
House - Detached  
located in**

**FINE & COUNTRY**



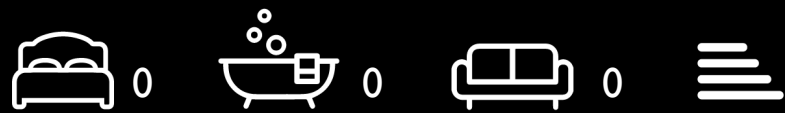


3 Carlton Road

Helmsley  
YO62 5HD

£850,000

Freehold



be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.

3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.

4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).

5. We will conduct an electronic anti-money laundering check on you as per the regulations we are to adhere set out by HMRC.

6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.

Ready to be amazed by Redroofs, a stunning 1930s stone-built home nestled in the picturesque town of Helmsley?

Prepare to be captivated by Redroofs, a stunning 1930’s stone-built home nestled in the charming town of Helmsley. As you approach the property, you’ll notice the traditional stone façade, a hallmark of its era, setting the scene for what lies beyond.

Step inside, and you're greeted by a spacious entrance hall that leads to three beautifully lit reception rooms, each seamlessly flowing into the next. These spaces offer the perfect blend of elegance and comfort, ideal for everything from family gatherings to quiet evenings in.

The kitchen is a standout, blending modern luxury with subtle hints of its 1930’s heritage. It’s a perfect space for both everyday meals and hosting special occasions, with ample room for family dinners or casual brunches with friends.

Moving upstairs, you’ll find four generously sized bedrooms, as well as a small additional room that offers flexible use. On the ground floor, there’s a self-contained unit complete with its own kitchen (currently without a fridge) and bathroom, ideal for guest accommodation or independent living.

The master suite offers generous space and comes with a well-appointed en-suite bathroom. Throughout the house, three stylish bathrooms are finished to a high standard, adding a touch of modern comfort to this historic home.

With a total of 3054 sq. ft. of living space, Redroofs provides plenty of room to suit all your needs. And don’t miss the Arctic Cabin – a unique feature perfect for year-round enjoyment!

Whether you’re looking for a family home or a peaceful escape, Redroofs offers a special opportunity in the heart of North Yorkshire.

Please note:

Part A:

- Property Type: Freehold
- EPC Rating House: E

Part B:

- Parking arrangements:

Private drive leading to roller shutter garage door to the front with electric power and light

- Number of Rooms:

Bedrooms: 5

Bathrooms: 3

Of Which Ensuite: 1

Total Toilets: 4

Reception Rooms: 3

Part C: Additional Information

- Broadband: Super-Fast Full Fibre Broadband
- Mobile Network: All networks available on site
- Drainage: Mains drains serve the property

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.

2. We require proof of your finances for your purchase. This will

