

29 ASHWOOD CLOSE HELMSLEY



An attractive, stone-built dormer bungalow offering spacious three double bedroom accommodation, along with driveway parking & beautifully landscaped gardens, forming part of a popular development in this sought-after market town.

Porch, entrance hall, sitting room, open-plan kitchen/dining room, ground floor bedroom / dining room and shower room, first floor landing, two further double bedrooms & house bathroom.

Gas central heating. Upvc double-glazing.

Large & beautifully landscaped rear garden & driveway parking.

Peaceful location yet within a short walk of the town centre.

GUIDE PRICE £435,000

29 Ashwood Close is a truly immaculate dormer bungalow, constructed of attractive stone elevations under a clay pantile roof and forms part of a modern development within walking distance of the town centre. The property offers generously proportioned rooms throughout, which to the ground floor includes an appealing, semi-open-plan living space with two sets of French doors opening onto the rear garden. The total floor area amounts to approximately 1,345ft², which in brief comprises porch, entrance hall, living room, kitchen/dining room, ground floor bedroom and shower room, first floor landing, two further double bedrooms and a bathroom. The property benefits from gas central heating and upvc double-glazing throughout.

The property carries the balance of a 10-year new-build warranty and is beautifully appointed with stylish kitchen cabinets by Symphony - having a full range of integrated appliances, Porcelanosa tiling in the bathrooms, quality carpets and floor tiles throughout the hall and kitchen.

Number 29 will appeal to both families and couples alike and occupies one of the largest plots on the development, with gravelled driveway and a fantastic rear garden, which has been expertly landscaped, and enjoys a southerly aspect.

Helmsley is a very attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hotels and restaurants and high-class delicatessens the town is a highly regarded place to live. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the south of the town and the Hambleton Hills to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground.

ACCOMMODATION

PORCH

Front door opening into:

ENTRANCE HALL

4.0m x 3.3m (13'1" x 10'10")

Staircase to the first floor. Large, fitted storage cupboard. Tiled floor. Alarm control pad. Thermostat. Radiator.



SITTING ROOM

5.6m x 3.8m (18'4" x 12'6")

Wall-mounted, feature electric fire. Television point. Telephone point. French doors opening onto the rear garden. Full-length casement window and further window to the rear. Radiator. Partly open onto the Dining Kitchen.



KITCHEN / DINING ROOM

6.0m x 4.6m (max) (19'8" x 15'1")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Range of integrated appliances including, fridge freezer, electric fan-assisted oven, microwave, dishwasher, washer dryer and a four-ring induction hob within an island unit with breakfast bar. Recessed spotlights. Tiled floor. French doors opening onto the rear garden. Casement windows to the side and rear. Radiator.



BEDROOM THREE

4.0m x 3.6m (13'1" x 11'10")

Television point. Telephone point. Casement window to the front. Radiator.



SHOWER ROOM

2.2m x 1.8m (7'3" x 5'11")

White suite comprising shower cubicle, wash basin in vanity unit, and low flush WC. Tiled floor. Extractor fan. Electric shaver socket. Recessed spotlights. Casement window to the front. Heated towel rail.



FIRST FLOOR

LANDING

Velux roof light to the rear. Fitted storage cupboard. Radiator.

BEDROOM ONE

4.0m x 3.5m (min) (13'1" x 11'6")

Plus 1.6m x 1.4m (5'3" x 4'7")

Television point. Casement window to the rear with views over the garden. Radiator.



Bedroom One

BEDROOM TWO

4.0m x 3.2m (13'1" x 10'6")

Television point. Access to eaves storage. Velux roof light to the rear. Radiator.



HOUSE BATHROOM

2.4m x 2.2m (7'10" x 7'3")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Tiled floor. Extractor fan. Electric shaver socket. Recessed spotlights. Velux roof light to the front. Heated towel rail.



OUTSIDE

29 Ashwood Close occupies one of largest plots on the development and is tucked away in a private location. To the front of the property is a double-width gravelled parking area and lawned garden, edged by shrub borders and with a flagged path to the front door. The back garden is fully enclosed and generously sized. The current owners have carried out extensive landscaping works, transforming it into a hugely appealing space with flagged terraces, lawn, shrub borders stocked with a wide variety of flowering shrubs, perennials and specimen trees. The timber garden shed measures 10ft x 6ft and is included in the sale.



GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage.
Gas central heating.

Council Tax: Band: D (North Yorkshire Council).

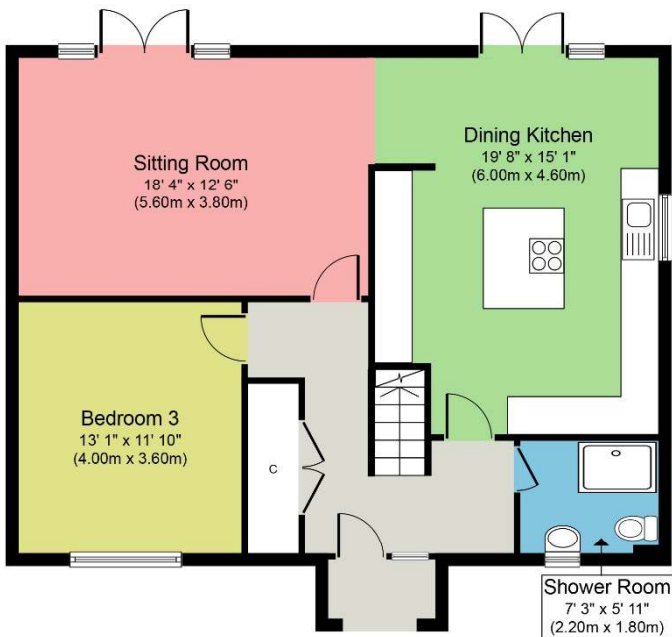
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 5HW.

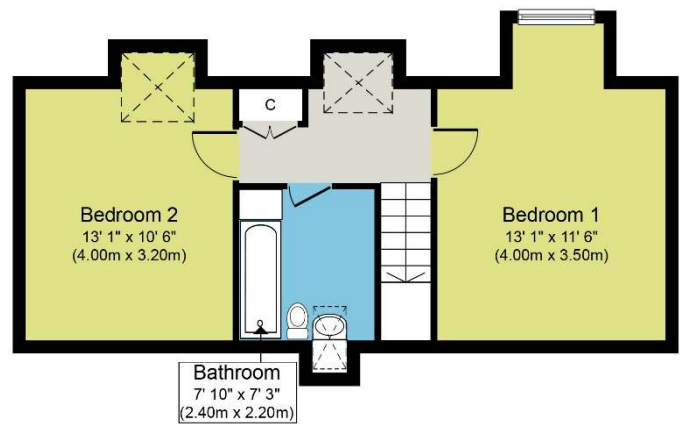
EPC Rating: Current: B85. Potential: A94.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
886 sq. ft.
(82.3 sq. m.)



First Floor
Approximate Floor Area
472 sq. ft.
(43.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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