

## 4 SOUTHLANDS HELMSLEY



**A deceptively spacious semi-detached bungalow providing two double bedroom accommodation in a quiet yet conveniently located cul de sac.**

Entrance hall, sitting room, kitchen diner, side porch, utility,  
two double bedrooms, bathroom & WC.

Gas central heating & uPvc double-glazing.

Easily maintained gardens & driveway parking.

Located in a quiet cul de sac & within a short walk of town centre amenities.

No onward chain.

### GUIDE PRICE £275,000

The property consists of a deceptively spacious semi-detached bungalow, which is thought to date from the 1950s. The bungalow would benefit from some updating and improvement but offers excellent scope to modernise into a comfortable home. Windows and doors are uPvc double-glazed and central heating is gas fired.

In brief, the accommodation comprises entrance hall, sitting room with gas fire, kitchen diner, side lobby, utility/store, two generous double bedrooms and a bathroom. The property benefits from a large, untapped roof space, which offers potential to create additional accommodation, subject to securing any necessary consents. Externally there are gardens to three sides and driveway parking. Southlands is a private cul de sac located just off Sawmill Lane, within a short walk of town centre amenities.

Helsley 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, 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**

### **ENTRANCE HALL**

5.8m x 1.5m (19'0" x 4'11")

Coving. Loft hatch with pull-down ladder to a boarded storage space with electric light and housing the central heating boiler. Telephone point. Radiator.

### **SITTING ROOM**

4.9m x 3.3m (16'1" x 10'10")

Mains gas fire with composite surround. Coving. Television point. Casement window to the front. Radiator.



### **KITCHEN DINER**

4.4m x 2.6m (14'5" x 8'6")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Four ring gas hob with extractor hood and electric oven. Integrated fridge. Cupboard housing the electric meter and fuse box. Casement window to the front. Radiator.



### **SIDE PORCH**

2.6m x 1.3m (8'6" x 4'3")

Door to the front. Radiator.

### **UTILITY**

1.9m x 1.3m (6'3" x 4'3")

Automatic washing machine point. Door to the side. Radiator.

### **BEDROOM ONE**

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

Coving. Casement window to the rear. Radiator.



**BEDROOM TWO**  
4.2m x 3.0m (13'9" x 9'10")  
Coving. Casement window to the rear. Radiator.



**BATHROOM & WC**  
2.6m x 2.1m (8'6" x 6'11")  
White suite comprising bath with shower over, wash basin and low flush WC. Half tiled walls. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the side. Radiator.



## OUTSIDE

There are easily maintained garden areas to three sides of the property, made up of lawn and shrub borders, along with a greenhouse and two garden sheds. A set of timber gates open onto a driveway, allowing for off-street parking.



## GENERAL INFORMATION

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

**Council Tax:** Band: C (North Yorkshire Council).

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

**Post Code:** YO62 5DH.

**EPC Rating:** Current: D64. Potential: B83.

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



**Ground Floor**  
**Approximate Floor Area**  
**811 sq. ft**  
**(75.33 sq. m)**

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.