

7 ROSEDALE LANE HELMSLEY



A delightful, two-bedroom semi-detached house offering much improved accommodation with a pretty rear garden & off-street parking for two cars.

Entrance hall, guest cloakroom, sitting room, kitchen/dining room,
first floor landing, two double bedrooms & house bathroom.
Gas central heating. Upvc double-glazing. Balance of NHBC warranty.
Attractively landscaped gardens.
Block paved parking for two cars.
Quiet, cul de sac location within walking distance of the town centre.

OFFERS OVER £250,000

Built around 4 years ago, this much improved semi-detached house carries the balance of its NHBC warranty and provides modern and tastefully appointed two-bedroom accommodation within walking distance of town centre amenities.

The accommodation amounts to over 740ft² and comprises entrance hall, guest cloakroom, sitting room, kitchen/dining room with range of integrated appliances and doors onto the garden, first floor landing, two double bedrooms and a house bathroom. Central heating is gas-fired, windows are double-glazed and the house benefits from an impressive energy efficiency rating.

To the rear of the house is a securely enclosed garden, with paved patio, lawn, well-stocked shrub borders and a timber garden shed. To the front is a double-width block paved parking area and further shrub border.

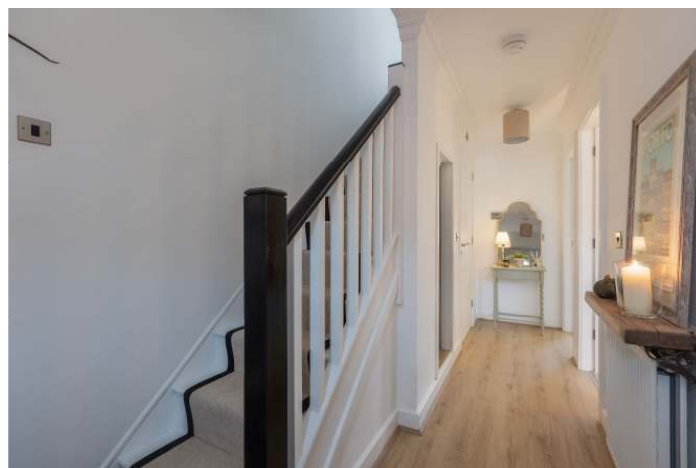
Helmsley is a very attractive, Georgian market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, galleries, hotels, restaurants, and high-class delicatessens the town is a highly regarded place to live. The opportunities 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. Rosedale Lane is a quiet cul de sac located off Riccal Drive, on the eastern side of town; Number 7 is clearly identified by our 'For Sale' board.

ACCOMMODATION

ENTRANCE HALL

4.8m x 2.0m (max) (15'9" x 6'7")

Staircase to the first floor. Understairs cupboard. Coving. Tiled floor to part. Telephone point. Radiator.



GUEST CLOAKROOM

1.6m x 0.9m (5'3" x 2'11")

White low flush WC and wash basin. Extractor fan. Coving. Half panelled walls. Radiator.

SITTING ROOM

3.7m x 2.8m (12'2" x 9'2")

Television point. Telephone point. Casement window to the front with plantation shutters. Radiator.



KITCHEN / DINING ROOM

4.8m x 3.5m (max) (15'9" x 11'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood. Electric, fan-assisted oven. Integrated fridge freezer. Integrated washing machine. Coving. Recessed spotlights. Part panelled walls. Casement window to the rear and French doors opening onto the rear garden. Radiator.



FIRST FLOOR

LANDING

Loft hatch. Fitted storage cupboard.

BEDROOM ONE

4.8m x 2.8m (max) (15'9" x 9'2")

Panelling to one wall. Television point. Two casement windows to the front, with plantation shutters. Radiator.



BEDROOM TWO

4.9m x 2.4m (16'1" x 7'10")

Television point. Two casement windows to the rear. Radiator.



HOUSE BATHROOM

2.7m x 1.8m (8'10" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Recessed spotlights. Heated towel rail.



OUTSIDE

The house is set back from Rosedale Lane behind two block paved parking spaces and a shrub border. The main area of garden lies to the rear and has been attractively landscaped. It enjoys a good level of privacy and features lawn, a flagged patio area, raised shrub borders and a timber garden shed.



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.

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 5FH.

EPC Rating: Current: B83. Potential: A96.

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