

FIRST FLOOR APARTMENT, CHURCH FARM, HELMSLEY



A modern First Floor apartment with off-street parking, conveniently located within a short walk of the Market Place.

Entrance hall, open plan living/dining kitchen, two bedrooms & bathroom.
Attractively presented throughout & enjoying a pleasant west-facing aspect with a balcony seating area.
Allocated parking space.
No onward chain.

GUIDE PRICE £195,000

An attractive, modern First Floor apartment enjoying a west facing aspect with allocated parking, centrally located within this popular market town.

The apartment is situated within the Church Farm development, which was redeveloped some forty years ago and is just one of a two residential properties within the development.

The accommodation is well-proportioned and amounts to 648 square feet in total, which in brief comprises: entrance hall, a large open plan living dining room with a modern fitted kitchen. Two double bedrooms and a bathroom.

There is a west facing balcony, which has a view towards Helmsley Castle and allocated off street parking, immediately to the bottom of the steps which lead up to the apartment.



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, hostelrys and restaurants and high-class delicatessens the town is a highly regarded tourist destination. 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

BALCONY



ENTRANCE HALL

Half glazed front door. Fitted cupboard housing the gas fired central heating boiler. Radiator.

LIVING DINING KITCHEN

6.80 m (22'4") x 4.25 m (13'11")

A large dual aspect room with windows on the front and side elevations. Modern range of fitted base and wall cabinets, incorporating stainless steel sink unit with mixer tap. Integrated electric oven. Four ring gas hob with extractor overhead. Automatic washing machine point. Pair of radiators. Recessed ceiling lights. Laminate floor. Living area with carpet. Television point.





BEDROOM ONE

3.35 m (11'0") x 2.80 m (9'2")

Window to the side. Radiator. Fitted wardrobes.



BEDROOM TWO

3.34 m (10'11") x 2.80 m (9'2")

Window to the side. Radiator.



BATHROOM

2.00 m (6'7") x 1.83 m (6'0")

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Extractor fan. Radiator.

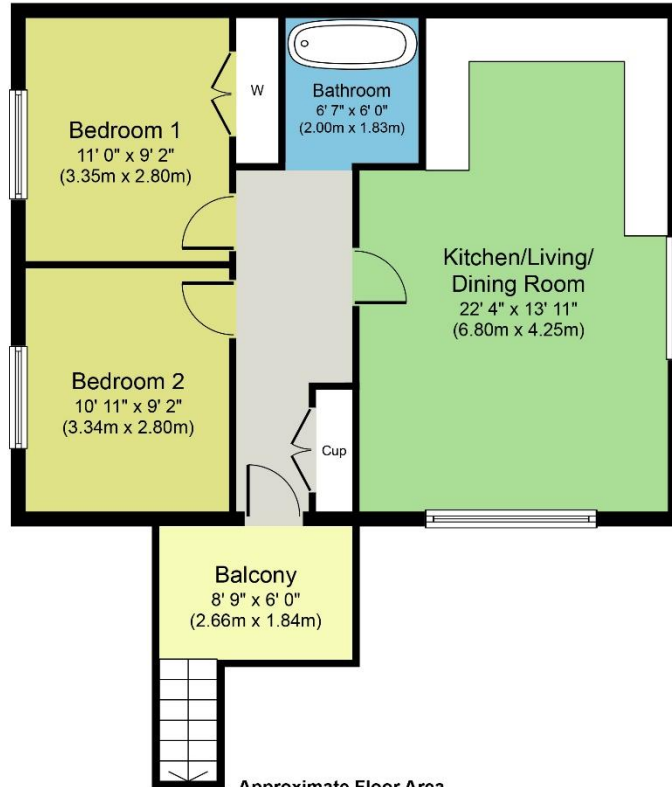


OUTSIDE

The property has a private balcony which faces west and offers a pleasant space to sit out.

There is an allocated parking space within the car park, situated just below the flight of steps leading up to the property.





Approximate Floor Area
648 sq. ft.
(60.2 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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GENERAL INFORMATION

- Services: Mains water, gas electricity and drainage.
- Council Tax: Band: C (Ryedale District Council).
- Tenure: We understand that the property is Leasehold and held on a 999 year lease dated February 2024.
- Service Charge: TBC.
- Ground Rent: A peppercorn ground rent is payable tbc
- Post Code: YO62 5EZ
- Viewing: Strictly by appointment through the selling agents.