

22 CASTLE COURT HELMSLEY



An attractive first floor freehold apartment with stylish accommodation, located within the exclusive Castle Court development, close to the centre of Helmsley.

624 square feet comprising:

Entrance vestibule - Entrance Hall – Sitting Room – Kitchen

Two further double bedrooms – Bathroom

Store room – Private parking space

Attractive communal gardens.

OFFERS IN EXCESS OF £200,000

A stylishly appointed freehold apartment, with modern accommodation beautifully presented and situated within a well regarded and sought after development for the over 50's, only a short walk from the centre of Helmsley.

Apartment 22 has a bright and sunny aspect, being positioned on the southern edge of the development. Attractively updated by the current owner the apartment is around 600 square feet in total and provides private entrance hallway, inner hall, dual aspect sitting room and the breakfast kitchen. Two bedrooms and a large bathroom.

Number 22 is situated within a particularly peaceful corner of the development. Outside are communal gardens, with a number of nicely positioned seating areas, a large outside storage cupboard and private allocated parking for the apartment. There is additional guest parking within the development.

The property is one of only five which are held as Freehold, with the maintenance being well managed via a maintenance agreement between the other freeholders.



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 COMPRISES

ENTRANCE HALL

Half glazed front door. Coats hooks. Stairs up to;



INNER HALLWAY

Fitted coats cupboard. Loft inspection hatch.

LIVING ROOM

4.00 m (13'1") x 3.94 m (12'11")

Dual aspect with windows to the south and west elevations, with a pretty view across towards a Helmsley castle. Electric night storage heater. Telephone point. Television point.



KITCHEN

2.70 m (8'10") x 2.58 m (8'6")

Range of fitted base and wall, units incorporating one and a half bowl stainless steel sink unit. Tiled splashbacks. Integrated Bosch electric oven. Belling four ring hob with extractor overhead. Integrated fridge freezer. Automatic washing machine point. Double glazed window to the front.



BEDROOM ONE

3.68 m (12'1") x 3.15 m (10'4")

Casement window to the rear. Electric night storage heater.



BEDROOM TWO

2.62 m (8'7") x 2.31 m (7'7")

Casement window to the rear.



BATHROOM

3.10 m (10'2") x 2.00 m (6'7")

Bath with tiled surround and electric Mira shower overhead. Low flush WC. Pedestal wash hand basin. Extractor fan. Fitted airing cupboard with hot water cylinder and slatted shelving.



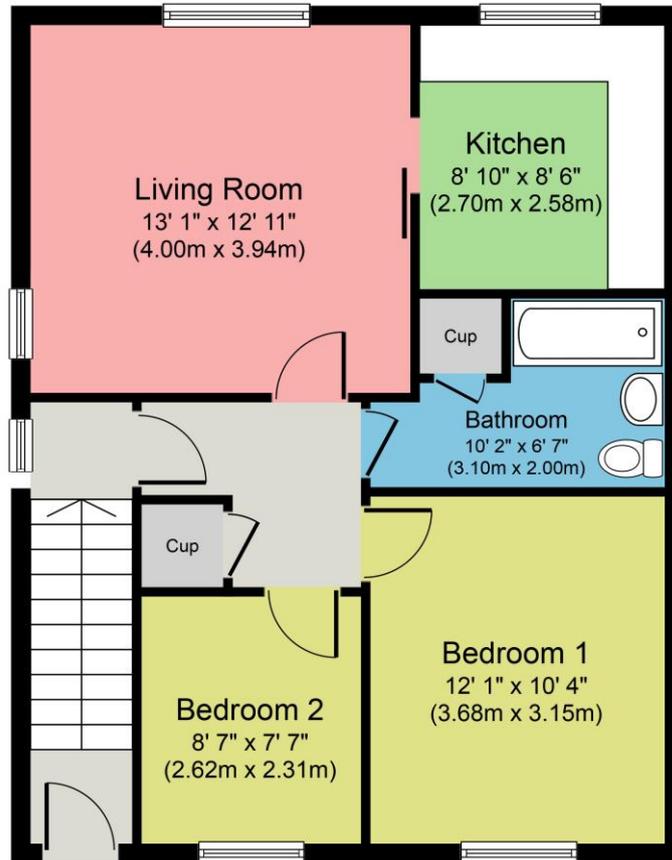
OUTSIDE

The property has a small private entrance area, accessed via a hand gate leading to the front door which is attractively planted up with herbaceous shrubs and flowers.

The property has the benefit of mature and well-tended communal grounds, with a number of well placed seating areas, dotted around, ideally placed for different times of the day.



There is allocated parking within the private parking area and further guest parking available. The property has a useful storage room, situated under the archway.



Approximate Floor Area
624 sq. ft.
(58.0 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 guarantees as to their operability or efficiency can be given.
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GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Council Tax: Band C (Ryedale District Council).
Tenure: Freehold
Post Code: YO62 5AZ.
Service Charge: £70 per quarter.
Ground rent: £25.00 PA

Measurements are taken in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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