

30 THE LIMES HELMSLEY



**A recently improved and well-presented detached bungalow with attractive gardens,
Single garage and off-street parking.**

810 ft2 of accommodation.

Entrance Hall, Living and Dining Room, Breakfast Kitchen, Garden Room

Up to three bedrooms. Shower Room

Lovely, landscaped gardens.

Garage. Off-street parking.

Within easy walking distance to the centre of Helmsley

GUIDE PRICE £328,000

An attractive, detached bungalow located within a well regarded and peaceful residential area, with superb accommodation and landscaped garden and grounds.

30 The Limes is a well-presented detached bungalow, tucked away in a peaceful cul-de-sac within easy walking distance to the centre of Helmsley. The property has been improved over recent years, with a smart new shower room fitted, renewed windows throughout a new central heating boiler and the addition of an airy and light garden room at the rear.

In all the bungalow provides just over 800 square feet of tastefully decorated accommodation: entrance hall, front facing living room with dining area, kitchen and garden room to the rear. There are up to three bedrooms and a modern shower room. Outside are easy to care for gardens to the front and rear, a lengthy driveway and single garage with electric door.



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 the start of the Cleveland Way in the town and the Hambleton Hills to the north. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door with inset glazed panes. Radiator. Loft access hatch: the loft has a drop down ladder, is insulated and part boarded for storage.



KITCHEN

3.40 m (11'2") x 2.23 m (7'4")

Range of matching units incorporating stainless steel sink unit and tiled splashbacks. Electric cooker point with extractor overhead. Automatic washing machine point. Casement window to the side. Door out to the side. Vertical radiator.



LIVING ROOM

5.94 m (19'6") max x 4.64 m (15'3") max

Square bay to the front and further casement window. Gas living flame fire set within a marble surround. Two radiators. Television point. Coving. Dining area.



GARDEN ROOM

2.80 m (9'2") x 2.67 m (8'9")

Windows to three sides. Pitched roof. Electric radiator. Television point. Door out to the side.



BEDROOM ONE

4.24 m (13'11") x 2.65 m (8'8")

Casement window to the rear. Radiator with fretted cover. Mirror fronted wardrobes. Airing cupboard with slatted shelving and housing the Logic gas fired central heating boiler.



BEDROOM THREE/STUDY

2.66 m (8'9") x 2.00 m (6'7")

Casement window to the side. Radiator set within a radiator cover.



BEDROOM TWO

3.30 m (10'10") x 3.22 m (10'7")

Vertical radiator. Sliding patio doors leading into the Garden Room.



SHOWER ROOM

2.20 m (7'3") x 1.76 m (5'9")

Recently refitted shower room with walk in double width shower cubicle with dual rain head shower overhead. Wash hand basin and low flush WC set into a fitted bathroom cabinet with storage. Light up mirror with electric shaver point. Heated ladder towel rail.



GARDEN & GROUNDS

30 The Limes is tucked away at the end of the cul-de-sac and is set well back from the street with a neat, low maintenance garden to its front and a lengthy hard paved driveway to the side, leading up to the detached single garage.



The majority of the garden lies to the rear, which faces east and is both sunny and sheltered. The garden has been designed to make it relatively low maintenance with the majority gravel and hard paved patio seating. A number of well placed borders filled with herbaceous shrubs and ornamental trees provide much welcome colour and interest. To the far side, behind the garage is an aluminium framed greenhouse. There is an outside water supply to the rear garden.

GARAGE

5.13 m (16'10") x 2.72 m (8'11")

Electric up and over garage door. Electric light and power. Recently re-roofed.

GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity.

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

Council Tax: D

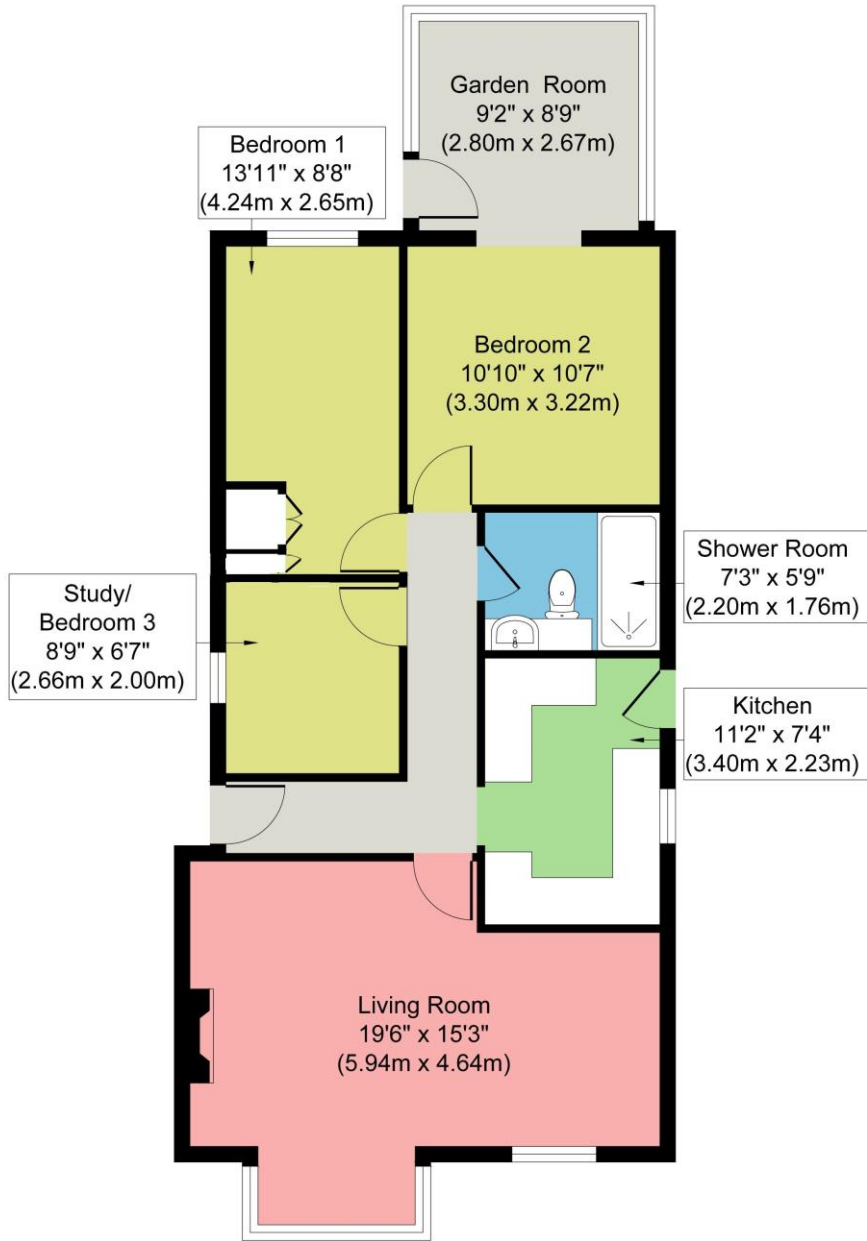
Post Code: YO62 5DT

EPC Rating: D/65

Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate Floor Area
810 sq. ft
(75.24 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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