

14 CASTLE COURT HELMSLEY



A meticulously refurbished and reconfigured first floor apartment located within the exclusive Castle Court development, close to the centre of Helmsley.

A unique double apartment which provides exceptional accommodation of over 1,100 ft.
 Entrance vestibule - Entrance Hall – open plan living dining kitchen with bespoke kitchen cabinets and a light and airy double aspect – separate utility room
 Large master bedroom suite with en-suite shower room – further double bedroom with dressing room –
 Study/Bedroom three - bathroom
 Single garage – Store room – Private parking space -
 Private garden to the rear and attractive communal gardens.

GUIDE PRICE £350,000

An exceptionally large first floor apartment which has just been comprehensively renovated and provides beautifully appointed and stylish accommodation, only a short walk from the centre of Helmsley.

14 Castle Court is a stylish double apartment, comprising both numbers 14 and 16, located in the sought after and highly regarded Castle Court development. The apartment has been subject to a thorough renovation (2023/2024), with attention not just given to ensuring a high-quality finish but to reconfigure the accommodation to suit a more modern way of living. The apartment has had new windows fitted, a new central heating system and new oak doors throughout with semi glazed to hallway and study. The kitchen has been newly fitted with a high-quality range of kitchen cabinets with integrated appliances and opened through to the adjoining rooms which has created a fantastic flow of space around the dining room to the living area. The main bedroom has been enhanced by the addition of a high quality en-suite shower room and bedroom two with a bespoke fitted dressing room

Number 14 stretches across double the usual size of the apartments within the complex and in total the accommodation amounts to 1,109 square feet. The property faces south, flooding the majority of the rooms with light and with an attractive view towards Helmsley Castle to the front. In brief the accommodation comprises; entrance hall, open plan living dining kitchen, separate utility/cloakroom and study/potential third bedroom. Master bedroom with en-suite and a further double bedroom with dressing room.

The complex is set within attractive communal grounds, 14 Castle Court has a beautifully landscaped area of ground to its immediate rear, hard paved with space for a dining table and chairs surrounded by herbaceous borders and offering a more private spot to sit out and enjoy the grounds. Outside is a private parking space and single garage along with a useful storeroom.



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, hostelryes 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

Lengthy hallway with steps up to the far end. Fitted storage cupboard. Loft inspection hatch.

UTILITY/CLOAKROOM

2.62 m (8'7") x 2.00 m (6'7")

Low flush WC. Wash hand basin set within a vanity unit. Utility cupboard. Window to the rear.

OPEN PLAN LIVING DINING KITCHEN

8.67 m (28'5") x 6.60 m (21'8")

A stylish range of gloss fronted kitchen cabinets with quartz worktops incorporating a one and a half porcelain sink unit with mixer tap. Dining peninsula with oak butcher block worktops, incorporating wine fridge and with high seating. Zanussi four ring induction hob with extractor overhead. Integrated matching Zanussi oven. Integrated fridge and freezer. Window to the rear. Coving.



Space for a large dining table. Living area to the side with a pair of south facing casement windows to the front. Panel heaters. Laminate wood flooring.



STUDY/BEDROOM THREE

2.50 m (8'2") x 2.30m (7'7")

Casement window to the rear. Radiator. Telephone point.



BEDROOM ONE

3.80 m (12'6") 3.57 m (11'9")

Window to the front. Fitted wardrobes and dressing table. Radiator. Television point. Coving.



EN-SUITE BATHROOM

Bathtub with panelled surround. Corner shower cubicle. Low flush WC. Wash hand basin with vanity drawers and WC with concealed cistern. Heated ladder towel rail. Extractor fan.



BEDROOM TWO

3.75 m (12'4") x 3.00 m (9'10")

Dual aspect with windows to the rear and side. Coving. Radiator. Telephone point. Large walk in dressing room, with fitted hanging rails and shelving. Electric light and socket points.



BATHROOM

2.20 m (7'3") x 2.00 m (6'7")

Bath with Mira shower overhead. Low flush WC. Pedestal wash hand basin. Fitted linen cupboard. Casement window to the side. Dimplex wall heater.



OUTSIDE



SINGLE GARAGE

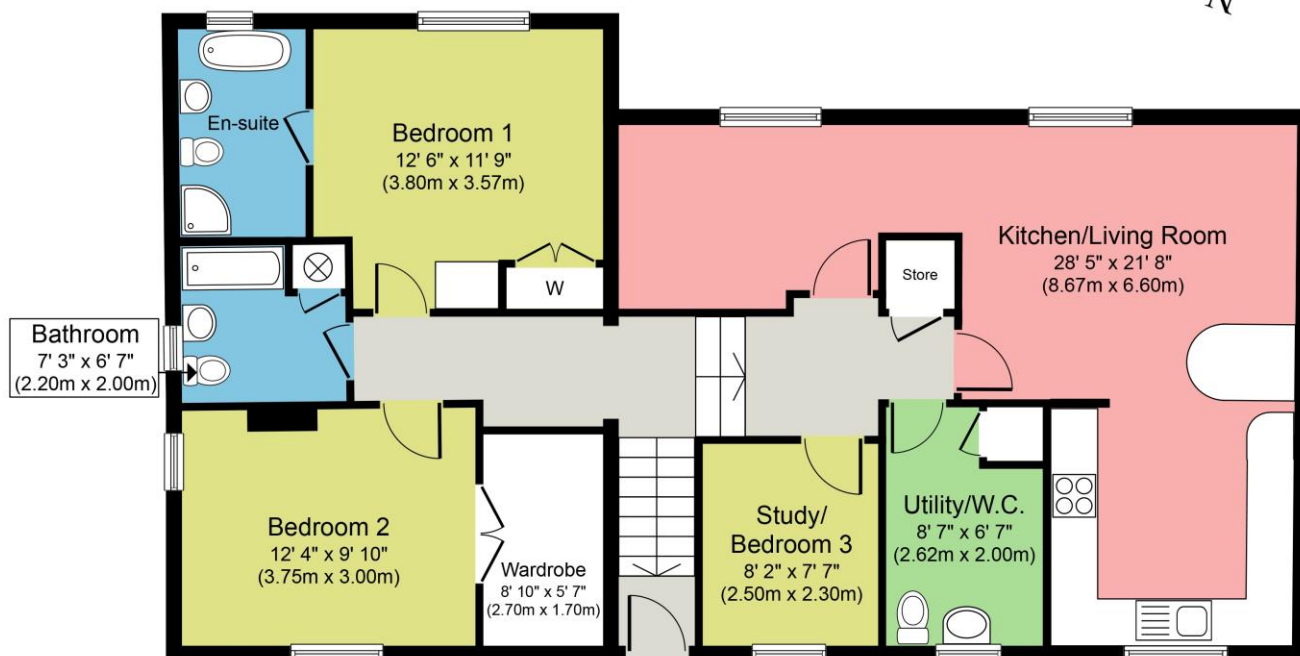
18' 8" x 8' 6" (5.7m x 2.6m)

The centre garage. Metal up and over door.

STORE ROOM

14' 5" x 3' 3" (4.4m x 1m)

Electric light and power.



Approximate Floor Area
1,090 sq. ft.
(101.3 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, electricity and drainage.
Council Tax: Band C (Ryedale District Council).
Tenure: Leasehold on a 999 year lease, dated October 1988.
Post Code: YO62 5AZ.
Service Charge: £405.98 per quarter.
Ground rent: £50.00 PA
EPC: Current C/73 Potential C/77

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.

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