

## 11 CON OWL CLOSE HELMSLEY



**A detached house with recently improved accommodation and set in a good sized plot, located in a quiet, well regarded part of the town, only a short walk from the centre.**

Over 930 square feet of modern accommodation.

Large living and dining room – breakfast kitchen - conservatory - cloakroom

Master Bedroom with newly refitted en-suite– Two further double bedrooms – House Bathroom

Attractive gardens to two sides.

Garage and parking on the generous driveway to the front

### GUIDE PRICE £315,000

11 Con Owl Close is situated in a quiet corner of the cul-de-sac within an easy walk of Helmsley's Market Place. The property has recently been subject to a number of improvements, including a stylish re-fitted en-suite shower room, a new boiler and redecoration throughout.

In all the house provides over 1,200 square feet of space which briefly comprises the following: entrance porch, a good sized main reception room with living and dining area, breakfast kitchen, conservatory and cloakroom to the ground floor. Upstairs are three bedrooms, including a master bedroom with a brand-new en-suite shower room and the house bathroom which has a modern white suite. Fully double glazed throughout and with gas fired central heating via a smart system.

The property has both a driveway and a single garage, a real bonus so close to the town centre. The property is set on a larger than average plot for the area, with mature gardens to two sides.

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 town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

1.50 m (4'11") x 1.16 m (3'10")

Timber and uPVC front door. Radiator.

### LIVING ROOM

5.00 m (16'5") x 3.36 (11'0")

Casement window to the front. Television point. Radiator. Stairs to the First Floor. Coving



### DINING AREA

2.89 m (9'6") x 2.64 m (8'8")

French windows out to the conservatory. Radiator.



### CONSERVATORY

3.30 m (10'10") x 2.66 m (8'9")

Upvc construction on a brick plinth and with a mono pitch translucent roof. Radiator. Tiled floor. French windows out onto the garden.

### BREAKFAST KITCHEN

3.10 m (10'2") x 2.90 m (9'6")

Casement window to the rear. Door out to the side. Range of fitted base and wall units incorporating sink. Integrated electric oven. Four ring gas hob with extractor overhead. Tiled splashback. Radiator. Dishwasher point. Understairs larder.



### CLOAKROOM

1.35 m (6'3") max x 1.90 m (4'5") max

Low flush WC. Wash hand basin set into a vanity unit. Radiator. Casement window to the side. Laminate flooring.

### INTEGRAL GARAGE

5.50 m (18'1") x 2.40 m (7'10")

Electric roller shutter door. Central heating boiler.



## FIRST FLOOR

### LANDING

Casement window. Airing cupboard housing hot water cylinder.

### BEDROOM ONE

4.42 m (14'6") max x 3.50 m (11'6") max

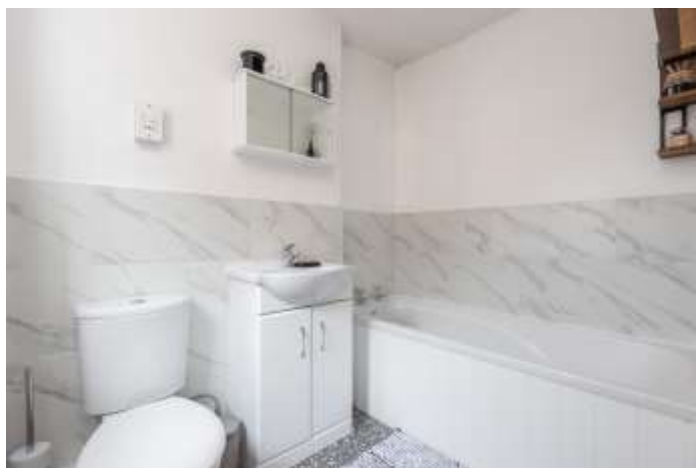
Casement window to the rear with views of Helmsley Castle. Radiator. Laminate floor. Coving. Telephone point.



### BATHROOM

2.31 m (7'7") x 1.56 m (5'1")

Bath with tiled surround. Wash hand basin set into a vanity unit. Low flush WC. Casement window to the side. Radiator. Electric shaver point.



### EN-SUITE SHOWER ROOM

2.30 m (7'7") x 1.35 m (4'5")

Walk in shower with rain head shower overhead. Low flush WC. Wall hung wash hand basin with fitted drawer unit. Radiator. Casement window to the rear. Mirrored bathroom cabinet with inset lights.



### BEDROOM THREE

3.00 m (9'10") x 2.70 m (8'10") m

Casement window. Radiator. Laminate floor. Coving.

### BEDROOM TWO

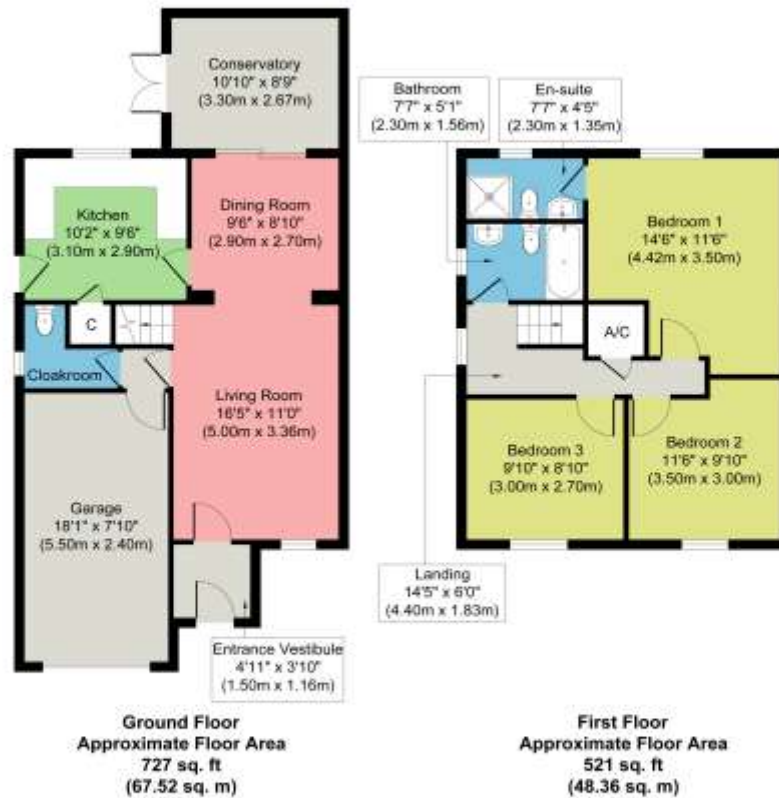
3.00 m (9'10") max x 3.00 m (9'10")

Casement window to the front. Radiator. Laminate floor.

## GARDEN

Number 11 is tucked away in the corner of the cul-de-sac and occupies an unusually generous plot with parking on the block paved drive to the immediate front. The majority of the garden is west facing and wraps around the property to the side. Largely lawned and with well stocked and well-established shrub borders.





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. 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 drainage, gas and electricity.  
Council Tax: Band D  
EPC: D/64  
Post Code: YO62 5DU  
Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.  
Viewing: Strictly by appointment with the Agent's Pickering office.  
Details prepared Feb 2025. The back garden shot was taken in 2023

Room sizes are measured 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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