

## 2 ACRES CLOSE, HELMSLEY



**An extended contemporary property with beautifully appointed accommodation.  
Set in an especially large plot with gardens, garage and parking.**

Over 2,100 square feet of accommodation

Entrance Porch - Hall – Snug/Study – Sitting Room - superb open plan Living/Dining/Kitchen – Utility Room - Cloak

Master bedroom with en-suite and dressing room - three further Bedrooms. House Bathroom

Landscaped gardens to three sides

Large integral garage – Ample off-street parking

### ASKING PRICE £650,000



A beautifully appointed family home with thoughtfully designed and extended accommodation, set on a generous plot with mature garden and grounds to three sides. Built around 40 years ago as part of a small development on the eastern fringes of Helmsley, with an easy and level walk to the Market Place. 2 Acres Close has been significantly improved over the past few years with an exceptionally well-executed extension to the ground floor, adding over 800 square feet of space and creating an appealing flow of accommodation with a large living/dining kitchen and bifold doors opening out onto the sheltered west facing rear garden.

In brief; entrance porch through to the entrance hallway, cosy front facing snug/study and a large dual aspect sitting room with French windows. A stylishly appointed kitchen with quartz topped units, beech topped island and a range of high specification appliances which is open through to the dining area with separate living room. There is a utility room with cloakroom off to the side of the kitchen. Upstairs is a large master bedroom with dressing room and en-suite shower room, a further three bedrooms and the main house bathroom.

The property is set on the largest plot within the development with lawned gardens to three sides flanked by a perimeter of mature lime trees. The rear garden is partially walled and has a sunny and very sheltered south westerly aspect, with fruit trees and mature shrubs carefully planted to create colour and interest as well as privacy. There is parking for a number of vehicles on the driveway and within the large double garage.



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## LOCATION

Helmsley is an 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.



## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Oak front door with glazed inset window. Stone flagged floor. Pair of windows to the side. Inner oak door.

### HALLWAY

Tumbled Indian limestone floor. Oak and wrought iron staircase to the first floor with an open downstairs area and fitted storage. Column radiator.

### SNUG

3.36 m (11'0") x 3.28 m (10'9")

Pair of windows to the front. Column radiator. Coving.



### SITTING ROOM

6.11 m (20'1") x 3.74 m (12'3")

Bay window to the front. Carved Stone fireplace housing a cast iron stove with gas fire. Pair of column radiators. Television point. French doors to the living area.



### OPEN PLAN LIVING/DINING KITCHEN

5.66 m (18'7") x 5.40 m (17'9")

A stylish range of bespoke kitchen cabinetry with quartz topped units incorporating a Belfast double sink unit.

Contrasting oak topped island unit. Integrated appliances, including double oven and separate microwave steam oven. Five ring gas burner hob with extractor overhead. Integrated fridge. Dishwasher. Pair of vertical column radiators. Recessed ceiling lights. Bifold doors opening out onto the terrace. Tumbled limestone flooring.



### LIVING ROOM

4.30 m (14'1") x 3.60 m (11'10")

French doors to the terrace. Limestone floor. Column radiator.

#### UTILITY ROOM

3.00 m (9'10") x 2.55 m (8'4")

Bespoke oak topped base units. Washer and dryer points. Casement window to the rear. Housekeepers' cupboard. Extractor fan. Recessed lights. Limestone flooring.

#### CLOAKROOM

2.34 m (7'8") x 1.40 m (4'7")

Cantilever sink set upon a beechwood topped washstand with fitted cupboard. WC with concealed cistern. Tiled splash back. Column radiator. Recessed ceiling lights. Velux roof light. Limestone floor.

#### FIRST FLOOR

##### BEDROOM ONE

5.00 m (16'5") x 3.30 m (10'10")

Pair of windows to the front elevation. Coving. Recessed ceiling lights. Radiator.



##### DRESSING ROOM

2.23 m (7'4") x 2.00 m (6'7")

Fitted rails and shelving. Casement window to the front. Radiator. Coving. Recessed ceiling lights.

##### EN-SUITE SHOWER ROOM

2.70 m (8'10") x 1.47 m (4'10")

Corner shower cubicle with overhead shower. WC with concealed cistern. Wash hand basin set into a vanity unit. Heated ladder towel rail. Tiled walls. Recessed ceiling lights. Electric shaver point. Casement window.

##### BEDROOM TWO

3.82 m (10'10") x 3.30 m (12'6")

Pair of windows to the front elevation. Coving. Recessed ceiling lights. Radiator. Television point.

##### BEDROOM THREE

3.20 m (10'6") x 2.75 m (9'0")

Casement window to the rear looking across Helmsley with a view of the castle ruins. Radiator. Coving. Recessed ceiling lights.



*Bedroom Two*



*Bedroom Three*

##### BEDROOM FOUR

2.76 m (9'1") x 2.60 m (8'6")

Casement window to the rear looking across Helmsley towards the church. Radiator. Coving. Recessed ceiling lights.

##### BATHROOM

2.70 m (8'10") x 1.47 m (4'10")

Bath with shower overhead and a fully tiled surround. Low flush WC and wash handbasin set into a vanity unit. Heated ladder towel rail. Tiled walls. Recessed ceiling lights. Electric shaver point. Casement window to the rear.





## **GARDEN & GROUNDS**

2 Acres Close sits on a large and mature grounds of one third of an acre; the largest plot within the development by quite a margin. The gardens are mature with a colonnade of lime trees lying to the north and east boundaries, creating a high degree of shelter and privacy.

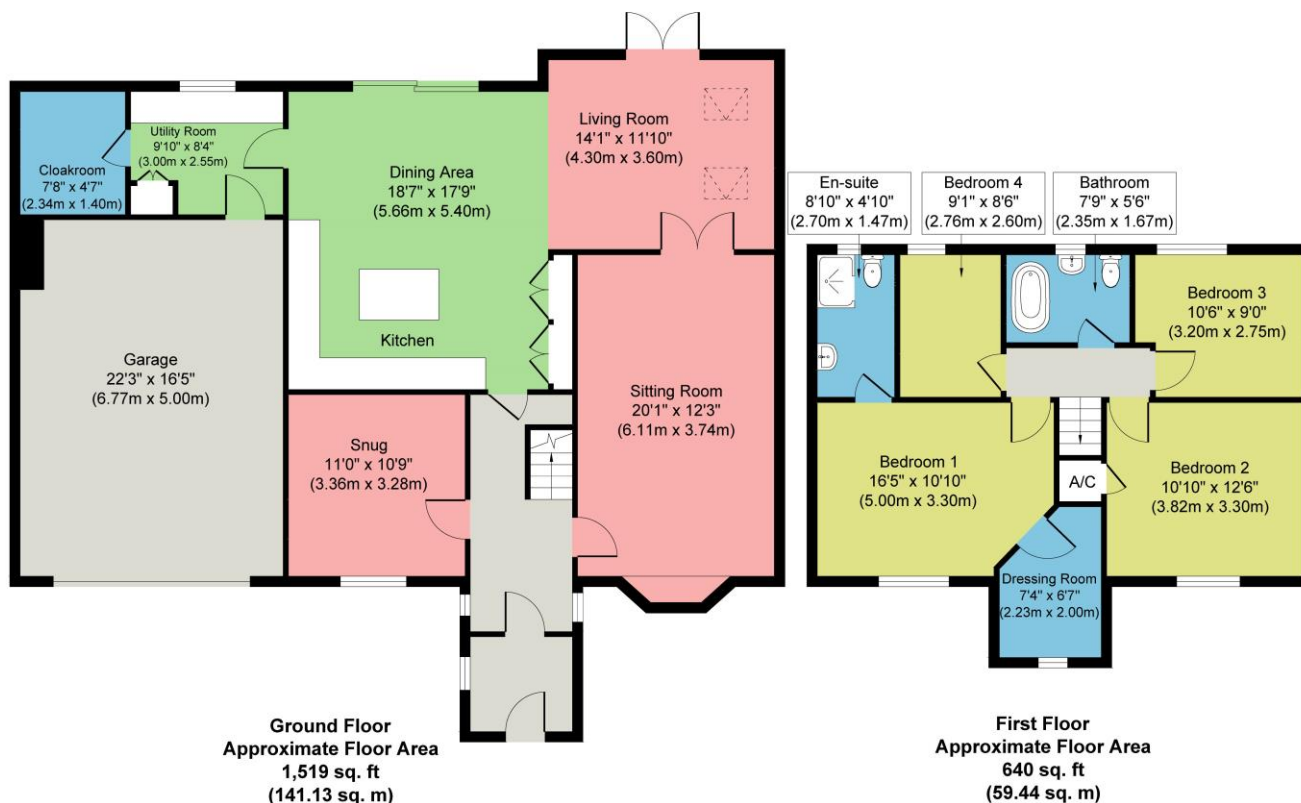
The property is nicely set back behind lawn and shrub borders and to the side is a wide driveway which leads into the large double garage. The back garden faces west and is enclosed to all sides making it secure and private. Largely laid to lawn with a stone flagged terrace to the immediate rear and attractive, well stocked borders planted up with a range of flowering shrubs, herbaceous plants and trees. A further area of enclosed garden to the north offers some scope to create a vegetable or soft fruit garden. There is an outside water supply to the garden.



### **INTEGRAL DOUBLE GARAGE**

6.77 m (22'3") x 5.00 m (16'5")

Worcester gas fired central heating boiler. Electric up and over door. Fuse board.



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

Service: Mains water, drainage, gas and electric.  
Council Tax: Band E  
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666  
Viewing: Strictly by appointment with the Agent's Pickering office.  
Post Code: YO62 5DS  
EPC: Current Potential

## ADDITIONAL INFORMATION

*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*

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