

LANGDALE, DUNCOMBE PLACE HELMSLEY



A deceptively spacious two storey property with easy to care for gardens, detached garage and parking located a stone's throw from Helmsley's Market Place .

1,586 ft2 of well-proportioned and modern accommodation.

Ground Floor: Living/Dining Room, Sitting Room and Breakfast Kitchen with Utility Room and Cloakroom

First Floor: Four bedrooms, three of which are doubles and House Bathroom

Landscaped, easy to care for garden and grounds.

Large, detached garage. Off-street parking.

GUIDE PRICE £450,000

Tucked away only seconds from Helmsley market Place, Langdale is a unique property, converted around 50 years ago the house provides a good range of well-proportioned rooms, a low maintenance south facing garden and usually for a house so close to the centre of the town, the benefit of a large, detached garage.

Converted to the current owners' specifications, the house amounts to almost 1,600 square feet and retains a number of original features, from the stone construction to several of the original beams. In brief the accommodation comprises, large main reception room with dining area and fitted storage. Kitchen with utility and separate cloakroom and a good-sized sitting room, with doors which open out to the gardens at the side. Upstairs are up to four bedrooms, from which views of Helmsley Castle can be glimpsed and the house bathroom. The property is fully double glazed, has gas fired central heating and has an EPC rating of C/70.

Langdale is tucked away off Duncombe Place, just metres from the Market Place, with a rear access off which leads to the detached garage. The garden faces south and west and has been largely hard landscaped for ease of maintenance, with fruit trees and an ornamental carp pond.



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

DINING/LIVING ROOM

5.70 m (18'9") x 5.20 m (17'1")

Panelled front door. Two casement windows to the front. Velux roof lights. Exposed beams. Two radiators. Stairs to the First Floor. Understairs fitted storage. Cupboard housing the gas fired central heating boiler. Television point.



SITTING ROOM

5.71 m (18'9") x 4.60 m (15'1")

French windows to the side. Casement to the front. Radiator. Gas fire with tiled hearth and oak mantel. Radiator. Wall lights. Television point.



KITCHEN

3.70 m (12'2") x 2.90 m (9'6")

Range of fitted base and wall units with granite effect worktops. One and a half bowl sink unit. Under cupboard lighting. Integrated gas double oven and matching five ring gas hob with extractor overhead. Casement window to the front. Recessed ceiling lights. Chrome heated ladder towel rail. Coving.



UTILITY ROOM

2.00 m (6'7") x 1.42 m (4'8")

Range of fitted base units. Casement window to the rear. Automatic washing machine point.

CLOAKROOM

1.44 m (4'9") x 0.90 m (2'11")

Low flush WC. Basin. Radiator. Extractor fan. Beam. Casement window to the rear.

FIRST FLOOR

GALLERIED LANDING

Pair of velux roof lights. Airing cupboard. Radiator. Loft inspection hatch.

BEDROOM ONE

4.48 m (14'8") x 3.60 m (11'10")

Pair of casement window to the side. Radiator. Range of fitted wardrobes. Television point.



BEDROOM TWO

3.48 m (11'5") x 2.61 m (8'7")

Velux roof light. Fitted storage cupboard. Radiator.



BEDROOM THREE

4.40 m (14'5") x 2.60 m (8'6")

Velux roof light. Fitted storage cupboard. Radiator. Beams.



BEDROOM FOUR

2.60 m (8'6") x 2.50 m (8'2")

Velux roof light. Fitted storage cupboard. Radiator.



BATHROOM

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

Corner shower cubicle. Low flush WC. Wash hand basin set within a vanity cabinet. Heated ladder towel rail. Radiator. Half tiled walls. Recessed ceiling lights.



GARDEN & GROUNDS

Duncombe Place is set just off Church Street, only a few metres from Helmsley Market Place. Langdale has a pedestrian access off Duncombe Place and a separate vehicular access off Cleveland Way, along a private lane leading to the detached brick garage and off-street parking space which sits at the far end of the garden.

The grounds have been well planned to create an attractive but low maintenance space, being largely hard paved with a number of herbaceous shrubs and plantings offering some colour. An ornamental fishpond stands in the far corner. There is an outside water supply.



GARAGE

9.50 m (31'2") max x 5.50 m (18'1")

Up and over door. Fitted work bench. Fitted storage shelves. Electric light and power points. Personal door out to the rear.



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, 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 5AD

EPC Rating: Current C/70 Potential C/79

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.

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