

37 BELLS COURT HELMSLEY



**Ground floor apartment with modern accommodation set on the fringes of Bells Court,
only an easy walk from the centre of the town**

Accommodation of approximately 678 ft² comprising:

Spacious dual aspect living room with dining area – Breakfast Kitchen – Two double bedrooms – House shower room

Communal gardens – Storage shed.

Allocated off-street parking

No Onward Chain

GUIDE PRICE £165,000

A quietly located ground floor apartment with modern accommodation, situated on a small residential development of property, only a short walk from the centre of Helmsley.

The accommodation is well presented and has been finished to a modern standard with a recently refitted shower room. In all the amounts to 636 ft² in total and has a light south facing aspect. In brief; breakfast kitchen, sitting room with front facing aspect and open through to the dining room. Two double bedrooms and the house shower room.

The property is double glazed and has a modern gas fired central heating system. There is allocated private parking and a small garden area to the front, along with a useful storage shed.



LOCATION

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.

ACCOMMODATION COMPRISES

LIVING ROOM

5.40 m(17'9") x 3.52 m(11'7")

Front door. Two casement windows to the front elevation. Radiator. Polished marble fireplace with carved timber mantel. Laminate wood floor. Coving. Television point. Open through to:



DINING ROOM

3.40 m(9'1") max into bay x 2.77 m(9'1")

Bay window to the rear. Radiator. Coving. Laminate flooring.



BREAKFAST KITCHEN

2.75 m(9'0") x 2.50 m(8'2")

Range of fitted base and wall units incorporating a stainless-steel sink unit. Integrated electric oven. Integrated four ring gas hob with extractor overhead. Plumbing for washing machine and/or dishwasher. Part tiled walls. Vaillant gas fired central heating boiler. Window to the rear.



BEDROOM ONE

4.50 m(14'9") x 2.60 m(8'6")

Two casement windows to the rear elevation. Radiator. Fitted wardrobes and bedroom furniture. Coving. Television point.



BEDROOM TWO

3.67 m(12'0") x 2.18 m(7'2")

Casement window to the front elevation. Radiator. Linen cupboard with slatted shelving and a radiator.

BATHROOM

2.50 m(8'2") x 1.50 m(4'11")

Low flush WC. Pedestal wash hand basin. Fully tiled walk in shower cubicle with shower overhead. Chrome heated ladder towel rail. Extractor fan. Electric shaver point. Casement window to the front. Tiled walls and floor.



OUTSIDE

37 Bells Court is set within communal grounds with a well-kept lawned garden to the immediate front. The property has a useful brick-built storage shed opposite the front door. There is private, allocated parking for 37 Bells Court as well as guest and visitor parking.



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 misstatement. The measurements should not be relied upon for valuation, transaction and/or building purposes. This plan is for illustrative purposes only and should be used as a guide only 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, electricity, and drainage

Council Tax: Band A

Postcode: YO62 5BA

Tenure: We understand that the property is held as leasehold. 999 year years granted 01/09/1991.

Maintenance: £1,000 PA to include ground rent.

EPC: Current C/72 Potential C/76

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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.