

45 ELM SLAC ROAD, HELMSLEY



**An extended semi-detached family home with a superb open plan layout of accommodation.
Set in a generous plot with gardens and ample parking.**

Over 1,600 square feet of accommodation

Entrance Hall – Sitting Room - superb open plan Living/Dining/Kitchen — Utility Room – Wet Room

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

Landscaped gardens to three sides - Ample off-street parking

NO ONWARD CHAIN

GUIDE PRICE £475,000

An extended and improved family home, quietly positioned within a well-regarded residential area, only a short walk from Helmsley's Market Place. 45 Elmslac Road was substantially extended and remodelled around 14 years ago, with the owner undertaking an imaginative scheme of improvement works which more than doubled the original square footage and created an open plan layout, featuring an impressive kitchen with separate living and dining area and two sets of bifold doors out onto the west facing garden. Attractively presented throughout with modern fittings and fixtures, the property has underfloor heating to the majority of the ground floor, is fully double glazed and scores a 'C' for energy efficiency.

In brief the house amounts to 1,603 square feet; entrance hall, a cosy front facing sitting room with open fire, rear facing extension with fitted kitchen and both dining and living areas. There is a separate utility room and wet room. Upstairs is a large master bedroom with vaulted ceiling and en-suite bathroom, a further three bedrooms and the main house bathroom.

45 Elmslac Road sits on what must be one of the largest plots on Elmslac Road, being a generous corner plot to the western edge. To the immediate front is a large parking area, to the rear the garden extends to two sides, is largely lawned and has an open aspect towards the sports field behind.



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, hostelries 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 COMPRISSES

ENTRANCE HALLWAY

uPVC front door with full height glazed pane to the side. Ceramic tiled floor. Range of joiner built fitted storage units including built in study area. Recessed ceiling lights.

SITTING ROOM

4.20 m (13'9") x 3.40 m (11'2")

Open fire set in a polished granite surround, with a matching hearth and oak mantel. Radiator. Casement window to the front. Television point.



OPEN PLAN LIVING/DINING KITCHEN

11.00 m (36'1") max x 6.50 m (21'4")

A beautifully proportioned main reception room with separate dining, living and kitchen areas. Bifold doors opening out onto the garden to two sides. Set of French doors. Range of fitted kitchen cabinets incorporating a one and half bowl sink unit. Integrated double oven. Integrated fridge freezer. Integrated dishwasher. Wrap around unit with breakfast bar seating. AEG gas five hob burner and extractor over. Tiled splashbacks. Recessed lights. Windows to three sides. Stairs to the First Floor. Television point to the far wall.



UTILITY ROOM

3.60 m (11'10") x 2.20 m (7'3")

Fitted base units incorporating a stainless-steel sink unit. Washing machine point. Cupboard housing the Worcester Bosch central heating boiler. Water cylinder. Recessed ceiling lights. Extractor fan. Fully glazed door to the side. Window to the front. Tiled floor. Integrated fridge.

WET ROOM

2.60 m (8'6") max x 1.37 m (4'6") max

Fully tiled walls and floor. Shower. Low flush WC. Wall hung wash hand basin. Extractor fan. Recessed ceiling lights.

FIRST FLOOR

BEDROOM ONE

5.30 m (17'5") max x 4.65 m (15'3") max

Window to the front elevation. Range of fitted wardrobes. Radiator.



EN-SUITE

Freestanding bathtub set upon a raised plinth. WC with concealed cistern. Wash hand basin set into a vanity unit. Heated ladder towel rail. Recessed ceiling lights. Extractor fan. Casement window to the rear.

BEDROOM TWO

3.30 m (10'10") x 2.44 m (8'0")

Casement window to the front elevation. Radiator.



BEDROOM THREE

3.40 m (11'2") x 2.75 m (9'0")

Casement window to the front elevation. Radiator.



BEDROOM FOUR

2.70 m (8'10") x 2.60 m (8'6")

Casement window to the rear looking across the sports field. Radiator.



BATHROOM

2.90 m (9'6") x 1.60 m (5'3")

Bath with handheld shower attachment and a fully tiled surround. Low flush WC. Wall hung wash hand basin. Heated ladder towel rail. Recessed ceiling lights. Extractor fan. Window to the rear.



GARDEN & GROUNDS

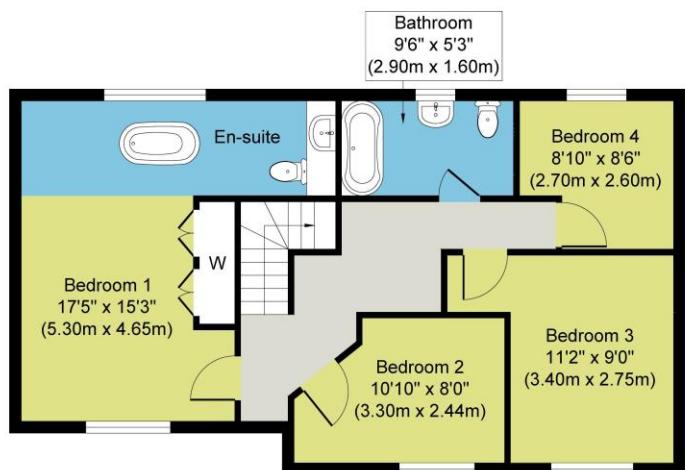
45 Elmslac Road sits on a generous plot with open views to the rear and easy access to Helmsley playing fields. To the immediate front the property is set well off Elmslac Road with a large, gravelled area providing parking for a number of vehicles.

The back garden faces south and west and is securely fenced to all sides. Largely laid to lawn with a flagged terrace to the immediate rear, onto which the dining and living areas open out onto, making it ideal for outside entertaining. To the side is a vegetable garden with raised beds, a useful timber shed and greenhouse. There is an outside water supply to the garden.





Ground Floor
Approximate Floor Area
951 sq. ft
(88.36 sq. m)



First Floor
Approximate Floor Area
688 sq. ft
(63.88 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

Service: Mains water, drainage, gas and electric.
 Council Tax: Band C
 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.
 Post Code: YO62 5AW
 EPC: Current C/70 Potential C/73

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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