

2 BONDGATE MEWS HELMSLEY



**A quietly tucked away cottage, providing modern accommodation of 600 square feet in total,
within easy reach of the town.**

Easy to care for garden and private off-street parking.

Entrance Hall – Open plan dining/living Kitchen – Cloakroom

Two bedrooms and house bathroom.

Low maintenance private garden

Off-street parking

GUIDE PRICE £235,000

A mid terrace cottage, occupying a private, tucked away position off Bondgate, only a short walk from the centre of Helmsley.

Bondgate Mews is a small development of just 8 cottages, located within easy distance to the centre of the town. 2 Bondgate Mews comprises a mid-terrace cottage and provides 600 square feet of accommodation.

The accommodation comprises the following: entrance hall, open plan living and dining kitchen and a ground floor cloakroom. Upstairs are two bedrooms and the re-fitted wet room. There is allocated off street parking and an attractive courtyard garden to the rear. There is private parking for each property, as well as additional guest parking.



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 HALL

Upvc front door. Stairs to the First Floor.

LIVING DINING ROOM

6.00 m(19'8") x 3.40 m(11'2")

Casement windows to the front and rear. Radiator. Electric radiator. Television point. Telephone point. Tiled

floor to the Kitchen area. Fitted kitchen units incorporating electric oven with four ring hob and extractor overhead. Stainless steel sink. Automatic washing machine point. Breakfast bar. Tiled splashback. Coving. Inner hall with under stairs cupboard.



CLOAKROOM

1.50m(4'11") x 0.80m(2'7")

Low flush WC. Wash hand basin. Tiled floor Casement window to the side. Electric radiator.

FIRST FLOOR

Loft access hatch

BEDROOM ONE

3.40 m(11'2") x 3.20 m(10'6")

Casement window to the front. Electric radiator. Airing cupboard housing hot water cylinder and with slatted shelving. Over stairs fitted cupboard.



BEDROOM TWO

2.67 m(8'9") x 2.30 m(7'7")

Casement window to the rear. Electric radiator.



WET ROOM

2.00 m(6'7") x 1.70 m(5'7")

Shower area with tiled surround and electric shower. Pedestal wash hand basin. Extractor fan. Casement window to the rear. Electric wall heater.



OUTSIDE

The garden lies to the rear of the cottage and has been hard paved to create an attractive, low maintenance courtyard garden. West facing the garden is sheltered and private with an access over the neighbouring property to the front. Adjoining the property is a useful stone-built garden store and there is also a useful shed. Outside tap. Outside light.





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 and electricity.
Council Tax: Band B
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.
Postcode: YO62 5EU

ADDITIONAL INFORMATION

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 given 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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