

6 CANONS GARTH MEWS HELMSLEY



An attractive two-bedroom first-floor apartment, providing comprehensively renovated accommodation, with attractive grounds, parking & garage, in a peaceful location yet just a stone's throw from Helmsley's bustling Market Place.

Updated accommodation of approximately 714sq.ft
Entrance vestibule – hallway – living room – kitchen diner.
master bedroom with en-suite shower room,
second double bedroom & main bathroom.

Off-street parking, single garage & landscaped communal gardens & grounds.

No Onward Chain

GUIDE PRICE £225,000

A smartly refurbished first floor apartment situated within a select development of just six properties. Canons Garth Mews is situated at the top of Canons Garth and occupies a tucked away position which is both private and extremely accessible to the town, with Helmsley Market Place just a short walk away. The apartment has been comprehensively refurbished and thoroughly modernised in recent years, providing over 700sq.ft of accommodation in total, and unlike some Helmsley apartments, the property is not age restricted.

The property enjoys a sunny aspect and is flooded with natural light. From its first-floor position, it enjoys a lovely outlook, including views of the distinctive spire of All Saints Church. There is gas central heating throughout, and the kitchen and both bathrooms have underfloor heating. The kitchen is especially well appointed, having a comprehensive range of integrated appliances.

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 place to live. 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

GROUND FLOOR ENTRANCE VESTIBULE

Composite front door with inset glazed panes. Fitted cloaks cupboard. Stairs to the first floor with half glazed door opening out into the apartment fitted with a stair lift. Casement window to the side.

FIRST FLOOR

HALLWAY

Large walk in fitted storage room with fitted shelving and radiator with heated towel rail. Consumer unit. Loft inspection hatch. Radiator.

LIVING ROOM

4.21m (13'10") x 2.88m (9'5")

Dual aspect room with windows to the south and east elevations. Stone fireplace with electric fire. Television point. Recessed spotlights. Radiator.



KITCHEN DINER

3.20m (10'6") x 2.90m (9'6")

Range of kitchen cabinets incorporating stainless steel sink unit and range of integrated appliances including NEFF combination oven, 'slide & hide' fan-assisted oven, NEFF induction hob with extractor fan overhead, automatic washing machine, dishwasher, and fridge freezer. Recessed spotlights. Large casement window to the south with stone sill. Full height arrow slit style window to the west. Tiled floor with underfloor heating.





BEDROOM TWO

3.16m (10'4") x 2.87m (9'5")

Range of bespoke fitted furniture, ideal as a home office, with desk and storage. Casement window to the rear. Radiator.



BEDROOM ONE

3.00m (9'10") x 2.97m (9'9")

Range of fitted wardrobes and bedside cabinets. Television point. Casement window to the west. Radiator.



BATHROOM & WC

2.70m (8'10") x 1.99m (6'6")

Updated white suite comprising bath with shower overhead, wash basin in vanity unit, and low flush WC. Extractor fan. Recessed spotlights. Shaver point. Sun tube. Linen cupboard with slatted shelving and housing the Worcester gas fired combi boiler. Tiled walls, and tiled floor with underfloor heating. Chrome heated ladder towel rail.



EN-SUITE SHOWER ROOM

1.90m (6'3") x 1.17m (3'10")

Updated white suite comprising double shower cubicle, wash basin in vanity unit, and low flush WC. Extractor fan. Recessed spotlights. Shaver point. Tiled walls, and tiled floor with underfloor heating. Casement window to the side. Chrome heated ladder towel rail.



OUTSIDE

Canons Garth Mews is set back behind high stone walls with a generous level of parking within the private grounds. Number 6 has a single garage, located within a block of stone-built garages.

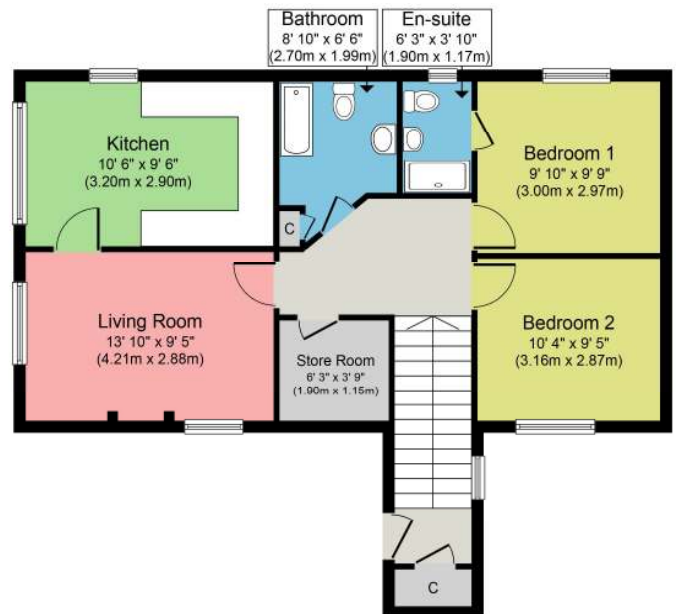
The grounds are beautifully landscaped and offer a pleasant area to enjoy, with easy pedestrian access out onto Canons Garth Lane, and into the town.

GENERAL INFORMATION

- Services: Mains water, electricity, gas, and drainage.
Gas central heating.
- Tenure: We understand that the property is Leasehold with 154 years remaining. A maintenance charge of £50pcm is payable for the upkeep of the common areas and includes building insurance. A peppercorn ground rent is payable.
- Please Note: There is a time limitation for occupancy for children.
- Post Code: YO62 5EX.
- EPC Rating: Current: E/39 Potential E/52
- Council Tax: Band: C (North Yorkshire Council).
- Viewing: Strictly by prior appointment through the Agent's office in Pickering



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Approximate Floor Area