



Bay Tree Cottage, Paddock Close | Helmsley

Bay Tree Cottage comprises a well-appointed mid terrace cottage located in a sought after and quiet residential area in the historic market town of Helmsley, within easy walking distance of the town centre. Helmsley offers a wealth of excellent shops and facilities together with a Health Centre, swimming pool, arts centre, and is on a bus route. The property benefits from off-street parking and no onward chain.

- A well presented two bedroom mid-terrace property
- Two double bedrooms and family shower room
- Bay Tree Cottage is currently being run as a successful holiday cottage
- Entrance porch, sitting room, kitchen/dining room, cloakroom, and rear lobby
- Low maintenance gardens to the front and rear, and off-street parking
- Popular residential area within walking distance of local amenities

Guide Price £255,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE PORCH

SITTING ROOM

14'7" x 12'2" (4.45m x 3.71m)

With front aspect uPVC double glazed bay window, space for an electric stove sat on a stone hearth, double radiator, recessed spotlights, staircase to the first floor.

KITCHEN / DINING ROOM

14'6" x 17'3" (4.42m x 5.26m)

Fitted with a range of modern base and wall mounted units with work surfaces over, breakfast bar, corner storage cupboard, 1.5 bowl stainless steel sink and drainer with chrome mixer taps, double oven and grill with 4 ring gas hob over and chrome extractor hood, plumbing for a washing machine (included), space for dishwasher, integral fridge freezer, rear aspect uPVC double glazed window, recessed spotlights, radiator.

REAR LOBBY

With uPVC double glazed door to the outside (rear).

CLOAKROOM

With low flush wc, and pedestal wash hand basin.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

14'7" x 8'10" (4.45m x 2.69m)

With front aspect uPVC double glazed window, double radiator, loft hatch, built-in wardrobe, views of Helmsley Castle.

BEDROOM 2

10'5" x 10'5" (3.18m x 3.18m)

With rear aspect uPVC double glazed window, single radiator, and built-in wardrobe.

BATHROOM

A three-piece suite comprising walk in shower with chrome fittings plus drencher shower, pedestal wash hand basin over vanity unit, and low flush wc. tiled walls, rear aspect uPVC double glazed opaque window, and airing cupboard.



OUTSIDE

To the outside the property is complemented by a gravelled area to the front alongside a paved patio seating area. To the rear is a small enclosed garden area with patio area and raised bed. There are two parking spaces, one outside the property, the other is within a shared parking area on the driveway along Paddock Close.

SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. Gas-fired boiler providing central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

DIRECTIONS

From our Helmsley office, turn right on Bondgate before taking the first right turn on to Pottergate. Continue down Pottergate and The Paddock Close is the third left turning. Bay Tree Cottage can be easily identified by our BoultonCooper 'For Sale' board. Postcode: YO62 5BQ.

BUSINESS RATES

According to the Valuation Office Agency website, Bay Tree Cottage is registered for business rates as Self catering holiday unit and premises with a current rateable value of £1,925.

We understand any prospective buyer could look to return the property to Council Tax Banding subject to an application to the Local Authority, North Yorkshire Council.

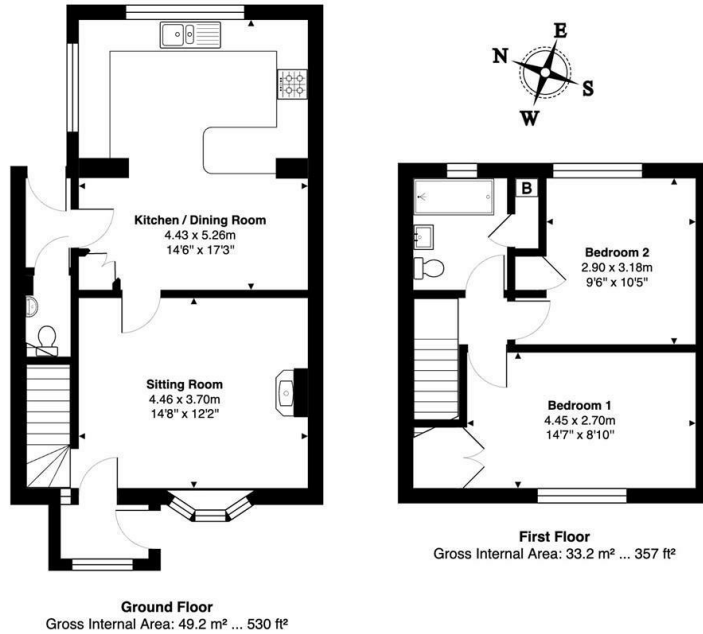
ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Helmsley Office.



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Bay Tree Cottage, 2 Paddock Close, Helmsley, YO62 5BQ



Gross Internal Area: 82.4 m² ... 887 ft²

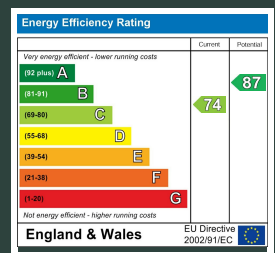
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VIEWING

Strictly by appointment with the Agent.

ENERGY PERFORMANCE RATING

C



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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