



29 Bransdale View Ashwood Close | Helmsley

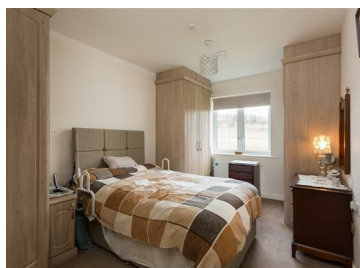
No.29 Bransdale View is a two bedroom first floor self contained apartment with balcony within the Housing 21 development of apartments in this sought after location, promoting independent living for people over the age of 55.

- First floor two bedroom apartment
- Entrance hall, sitting room, kitchen, two bedrooms and wet room
- Extra Care: Assisted Living with planned on site care available at hourly charge; member of staff on site for assistance with emergencies
- No onward chain
- Balcony overlooking open countryside
- Extensive communal facilities and gardens
- Popular location within walking distance of the historic market town of Helmsley

Guide Price £140,000



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ACCOMMODATION

Via the main ground floor communal entrance, stairways and lifts provide access to the first floor self-contained apartments.

ENTRANCE HALL

12' x 9' (3.66m x 2.74m)

Video com entrance door, door to storage cupboard, radiator

SITTING ROOM

17'3" x 10'9" (5.26m x 3.28m)

uPVC double glazed french doors out onto balcony, radiator, opening to:

KITCHEN

10'8" x 7'4" (3.25m x 2.24m)

Range of fitted base and wall mounted units, 1.5 bowl stainless steel sink and drainer with chrome mixer taps, 4 ring electric hob with chrome extractor hood over, Zanussi electric oven and grill, plumbing for washing machine and dishwasher.

BEDROOM 1 (NW)

15'1" x 9'1" (4.60m x 2.77m)

Range of fitted wardrobes, radiator, uPVC double glazed windows to rear.

BEDROOM 2 (N)

12' x 6'6" (3.66m x 1.98m)

Fitted wardrobe, uPVC double glazed window to the rear, cupboard housing Logic gas fired boiler, radiator.

WET ROOM

9'6" x 6'8" (2.90m x 2.03m)

Shower with chrome fittings, low flush wc, wash hand basin, part tiled walls, chrome heated towel rail, electric heater, connecting door to entrance hall.

SERVICES

Mains electricity, gas, water and drainage, gas-fired 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.

Bransdale View comprises a modern, purpose-built development for people over the age of 55 years old. The development includes a number of facilities, such as a Cafe bistro, hair salon, residents' lounge and activity room.



TENURE

We understand to be leasehold with vacant possession on completion.

The property is for sale on the basis of a 75% ownership. The Leasehold Agreement is for a period of 999 years, commencing on 26th April 2019. The management company is Housing 21 and we understand the monthly service charge is £411.02 p.c.m. Additional support services are available for residents who require a higher level of care and a dedicated Housing and Care Manager is on-site.

VIEWING

Strictly by appointment with the Agents. Helmsley office: 01439 770232.

COUNCIL TAX BAND

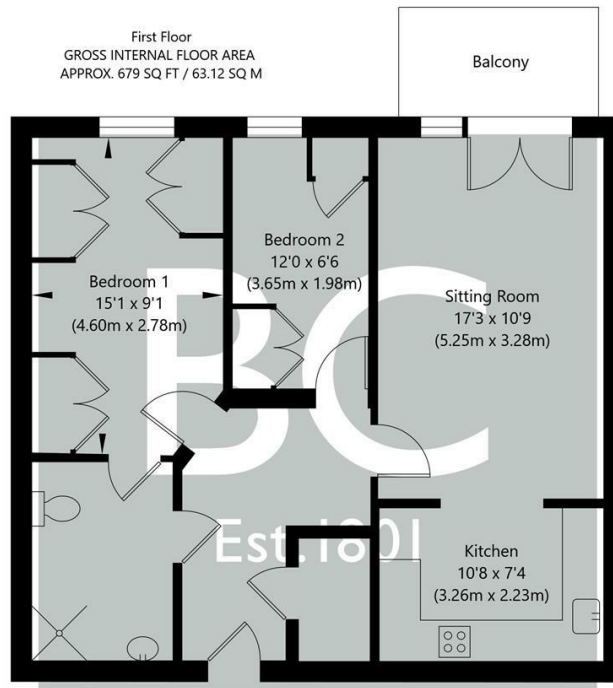
We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE CERTIFICATE

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



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 679 SQ FT / 63.12 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agent

COUNCIL TAX BAND

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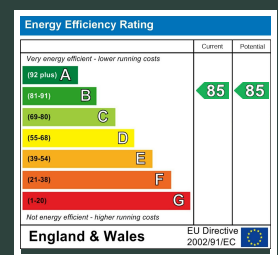
ENERGY PERFORMANCE RATING

B

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