



Redroofs, 3 Carlton Road | Helmsley, York

BoultonCooper

BC
Est. 1801





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Redroofs comprises a flexible five/six bedroom detached property with adjoining studio area, offering scope for a number of alternative uses, subject to the necessary consents. The property is situated in this enviable location along Carlton Road on the edge of Helmsley and yet only a short walking distance of the town centre with its array of facilities and amenities. Viewing essential to appreciate fully the internal and external space on offer.

- Attractive detached stone built property
- Extending to over 2900 sq. ft of accommodation providing versatile internal and external space
- 3 reception rooms, open plan kitchen/dining room and utility room
- 5 bedrooms, one with en-suite, family bathroom
- Adjoining studio area
- Delightful south-facing gardens
- Substantial grounds with off-street parking and integral garage
- Enviably location in Helmsley

Guide Price £875,000

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ACCOMMODATION ON THE GROUND FLOOR

RECEPTION HALL

4.50m x 3.48m (14'9" x 11'5")

With cloakroom off, front aspect uPVC double glazed window, double and single radiators, staircase to first floor, under stairs cupboard.

CLOAKROOM

Front aspect uPVC double glazed window, low flush wc and wash hand basin.

SITTING ROOM

7.29m x 4.24m (23'11" x 13'10")

Dual aspect uPVC double glazed windows, front uPVC double glazed bay window, rear aspect French doors to outside, gas fireplace on marble hearth and surround, twin display alcoves with shelving and cabinets below, 2 no. double radiators, decorative corning.

FAMILY ROOM

3.23m x 2.72m (10'7" x 8'11")

Rear aspect uPVC double glazed window, double radiator, shelving.

STUDY

4.24m x 2.84m (13'11" x 9'4")

uPVC double glazed window to the front, double radiator, personnel door to integral garage.

KITCHEN/DINING ROOM

8.38m x 5.66m (27'6" x 18'7")

Range of fitted base and wall mounted units with central breakfast island, stainless steel double sink and drainer with chrome mixer taps over, Falcon Range Cooker with cooker hood over, integral fridge freezer and appliances, 2 no. double radiators, sliding uPVC double glazed doors and windows out onto south-facing patio area, ideal for al-fresco dining.

UTILITY ROOM

3.20m x 2.16m (10'6" x 7'1")

Rear aspect uPVC double glazed window, base mounted units and wall mounted shelving, plumbing for washing machine.

GUEST STUDIO

4.32m x 3.23m plus 4.98m x 2.16m (14'2" x 10'7" plus 16'4" x 7'1")

Side aspect uPVC double glazed windows and door to outside, range of fitted base mounted units with work surfaces over, electric oven and grill, 4 ring gas hob over with extractor hood, stainless steel sink and drainer with chrome mixer taps.

BATHROOM

3.45m x 2.36m (11'4" x 7'9")

Side aspect twin uPVC double glazed windows, three piece suite comprising panelled bath with shower over and glazed screen, low flush wc, pedestal wash hand basin, extractor fan, part tiled walls.

TO THE FIRST FLOOR

LANDING

7.21m x 0.84m (23'8" x 2'9")

Front aspect uPVC double glazed window, single radiator, loft hatch with inner landing with double radiator and storage cupboard.



BEDROOM 1

5.88m x 4.79m (19'3" x 15'8")

Side aspect uPVC double glazed window, built-in cupboards, double radiator

EN-SUITE BATHROOM

3.28m x 2.39m (10'9" x 7'10")

Rear aspect uPVC double glazed window, three piece suite comprising panelled bath with mixer taps and shower fitting over, tiled surround, wc, pedestal wash hand basin, radiator, built-in cupboards.

BEDROOM 2

4.21m x 3.61m (13'9" x 11'10")

Dual aspect uPVC double glazed windows, wash hand basin into vanity unit, 2 no. single radiators.

BEDROOM 3

3.70m x 3.20m (12'1" x 10'5")

Rear aspect uPVC double glazed window, radiator, built-in wardrobe, cupboard and shelving.

BEDROOM 4

3.69m x 2.78m (12'1" x 9'1")

Timber frame double glazed rooflight, double radiator, eaves storage cupboard.

BEDROOM 5

2.70m x 2.49m (8'10" x 8'2")

Front aspect uPVC double glazed window, wall mounted Potterton gas fired boiler, built-in wardrobe.

BATHROOM

2.74m x 2.39m (9' x 7'10")

Rear aspect uPVC double glazed window, three piece suite comprising panelled bath with shower over, glazed screen and tiled enclosure, wc, pedestal wash hand basin, part tiled walls, double radiator, airing cupboard housing the hot water cylinder.

OUTSIDE

To the outside the gardens and grounds are substantial comprising lawned gardens with beech hedgerow and central path to the front with private driveway leading to off-street parking and access to the integral garage. To the rear, there are attractive south-facing gardens with substantial stone flagged and brick set patio areas, surrounded partly by herbaceous borders. The gardens include the former swimming pool area which now provides a most appealing sunken decked garden area with raised beds. In addition, there is an attractive Arctic Cabin which would provide a superb socialising space with internal solid fuel BBQ, which may be available by separate negotiation. Timber garden store.

INTEGRAL GARAGE

5.06m x 2.86m (16'7" x 9'4")

Roller shutter door to the front, with electric power and light.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

VIEWING

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

COUNCIL TAX BAND

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

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed online or at our Helmsley Office.





COUNCIL TAX BAND
G

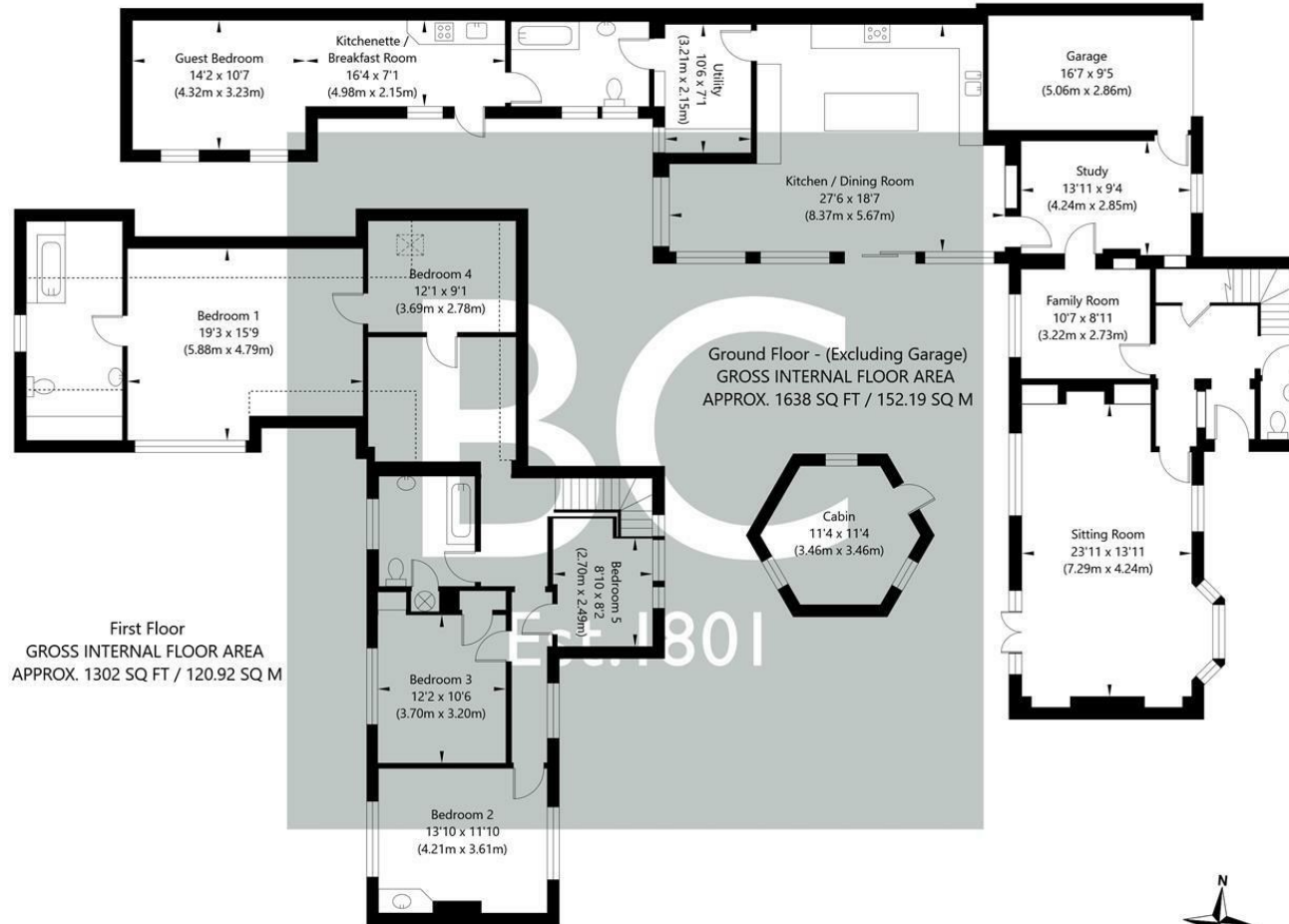
ENERGY PERFORMANCE RATING
E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2940 SQ FT / 273.11 SQ M - (Excluding Garage & Cabin)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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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