



18 Bondgate | Helmsley, York

BoultonCooper

BC
Est. 1801





18 Bondgate | Helmsley, York

- Mid-terrace stone cottage
- Highly sought-after residential location
- Sitting room, kitchen/dining room and ground floor wc
- Three bedrooms and family bathroom
- Rear courtyard garden, with off-street parking
- No onward chain

t: 01439 770232
e: helmsley@boultoncooper.co.uk
boultoncooper.co.uk



Solicitors:
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Guide Price £460,000



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ACCOMMODATION

ON THE GROUND FLOOR

SITTING ROOM

3.75m x 5.88m (12'3" x 19'3")

Front aspect 2 no. timber frame sliding sash windows, cast iron gas fireplace on stone hearth and surround.

KITCHEN/DINING ROOM

3.58m 4.09m (11'8" 13'5")

Range of base mounted units, sink and drainer with mixer taps over, Cannon range cooker with chrome extractor hood over, range of integral appliances, exposed beam ceiling, radiator. Glazed French doors open out onto the south-facing patio gardens, ideal for al-fresco dining.

CLOAKROOM

Rear aspect timber window, low flush wc and wash hand basin, plumbing for washing machine.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

2.97m x 4.09m (9'8" x 13'5")

Rear aspect uPVC double glazed window, fitted wardrobes.



BEDROOM 2

3.81m x 3.36m (12'5" x 11'0")

Front aspect timber frame sliding sash window, over stairs cupboard, radiator.

BEDROOM 3

2.88m x 2.59m (9'5" x 8'5")

Front aspect timber frame sliding sash window, built-in cupboard with shelving above.

BATHROOM

Rear aspect uPVC double glazed window, three piece suite comprising panelled bath, wc and wash hand basin, heated towel rail, part tiled walls, extractor fan.



LOFT SPACE

Fully boarded out, 2 no. roof lights, providing useful storage.

OUTSIDE

To the rear, there is a stone patio area interspersed with gravelled section, enjoying a southerly aspect, together with private brick set driveway, enclosed by double timber gates. There is a shared vehicular access to the rear onto Bondgate. Stone outbuilding.

SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage supplies. 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.

BUSINESS RATES

According to the Valuation Office Agency website, 18 Bondgate is registered for business rates as Self catering holiday unit and premises with a current rateable value of £2,100.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Helmsley office.





VIEWING

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COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

D

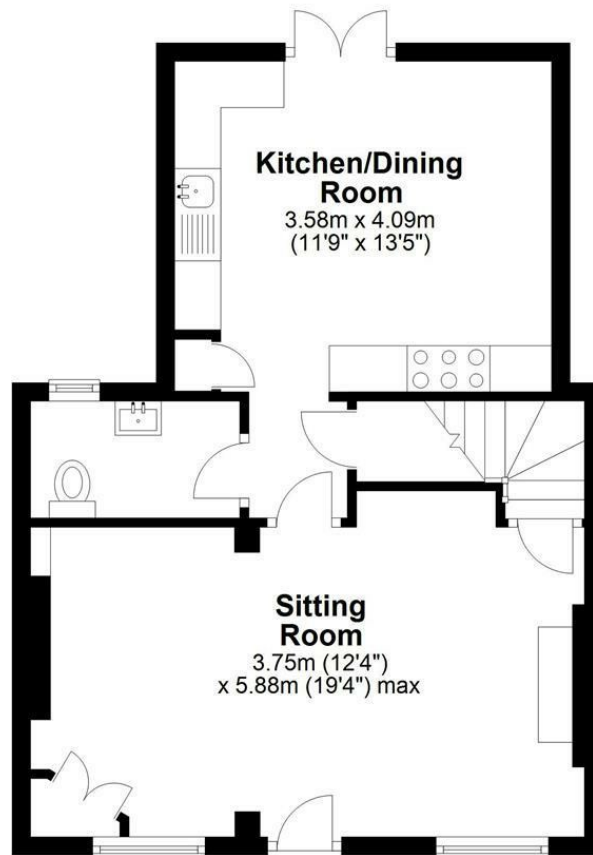
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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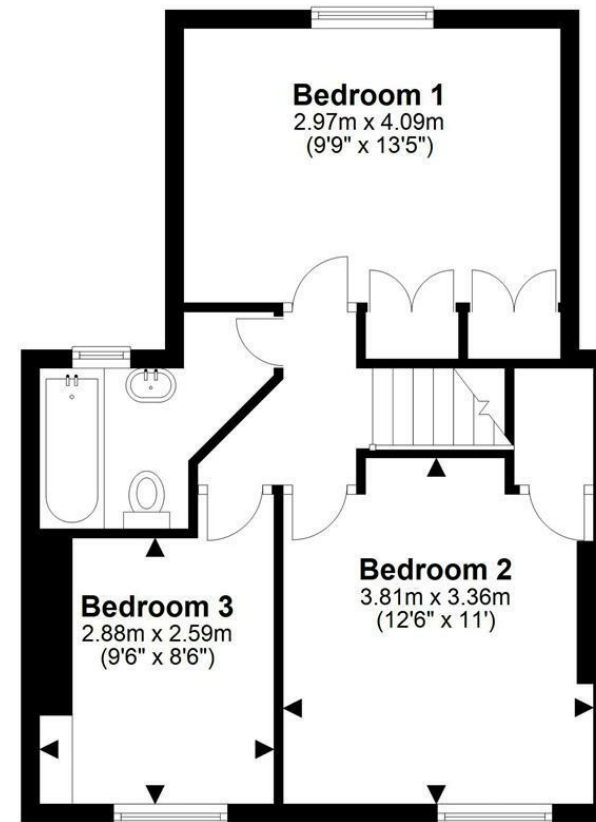
Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 86.5 sq. metres (931.6 sq. feet)

18 Bondgate, Helmsley

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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6 Bondgate, Helmsley, YO62 5BR
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