



## 4 Canons Garth Mews, Carlton Lane, Helmsley, York

4 Canons Garth Mews comprises a two bedroom first floor apartment with attractive southerly views towards the church, set in this small exclusive development in the heart of the historic market town of Helmsley, situated close to local amenities. To the outside, there are attractive communal gardens and grounds, together with parking and an allocated garage.

- First floor apartment
- Kitchen/dining area
- Sitting room
- Two bedrooms and shower room
- Convenient location close to the centre of the historic market town
- Shared communal parking and allocated garage
- Attractive communal gardens
- No onward chain



**Guide Price £224,950**

**BoultonCooper**

**BC**  
Est. 1804

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## ACCOMMODATION

### ENTRANCE

Composite door, window to the side, staircase to first floor, electric storage heater, stair lift.

### HALLWAY

Walk-in storage cupboard with shelving and access to loft, glazed entrance door, single radiator. Archway to:

### SITTING ROOM

14'2" x 9'6" (4.32m x 2.90m)

Dual aspect uPVC double glazed windows, radiator and electric panel radiator. Archway to:

### KITCHEN/DINING AREA

9'10" x 9'10" plus 9'10" x 4'7" (3.00m x 3.00m plus 3.00m x 1.40m)

Range of base and wall mounted units, sink and drainer with chrome mixer tap over, integral Competence oven, 4 ring electric hob with cooker hood over, double radiator. Ideal gas fired central heating boiler. Opening to Dining Area: 2 no. uPVC double glazed windows, electric storage heater.

### BEDROOM 1

10'5" x 9'6" (3.18m x 2.90m)

uPVC double glazed window, fitted wardrobe and cupboards, single radiator.

### BEDROOM 2

9'1" x 8'9" (2.77m- x 2.67m)

uPVC double glazed window, single radiator.

### SHOWER ROOM

Opaque uPVC double glazed window, three piece suite comprising shower cubicle with Triton T80Z electric shower and glazed sliding door, pedestal wash hand basin, wc, part tiled walls, heated towel rail, shaver point, corner unit and wall mounted cupboard, extractor fan. Airing cupboard housing the hot water cylinder.

### OUTSIDE

There are delightful communal gardens, with shared communal parking and an attached, internally separated garage. The garage is 1 of a block of 6 with no. 4 being the first of the left hand side, through the entrance to the development.



### 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

The apartment is Leasehold.

### AGENT NOTE

The apartment is Leasehold with 148 years remaining.

The service charge for the current year (01/01/24 - 31/12/24) is £800 per annum, covering maintenance of the buildings, grounds and insurance.

### VIEWING

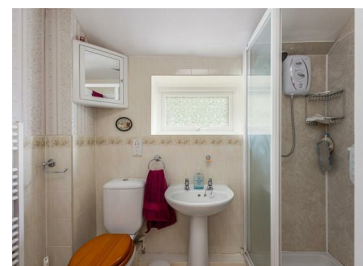
Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

### COUNCIL TAX BAND

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

### ENERGY PERFORMANCE RATING

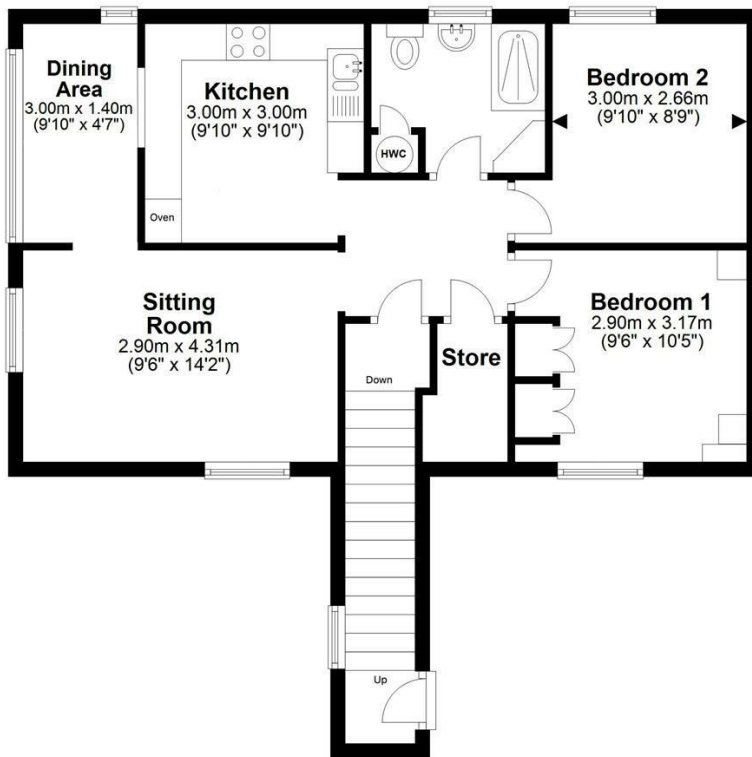
Assessed in Band C. The full EPC can be viewed online or at our Helmsley office.



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## Top Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



Total area: approx. 63.1 sq. metres (679.5 sq. feet)  
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### COUNCIL TAX BAND

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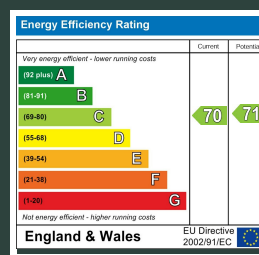
### ENERGY PERFORMANCE RATING

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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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 Est. 1801