



18 Con Owl Close | Helmsley, York

An attractive modern semi-detached home with front and rear gardens situated in this quiet cul-de-sac location in the sought-after market town of Helmsley. No onward chain.

- Attractive semi-detached family home
- Living room, kitchen/dining area
- Front and rear gardens
- No onward chain
- Highly sought-after residential area
- Three bedrooms and bathroom
- Off-street parking and garage

Guide Price £265,000



18 Con Owl Close | Helmsley, York



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed door, door to:

SITTING ROOM

14'5" x 14'2" (4.39m x 4.32m)

Front aspect uPVC double glazed window, staircase to first floor, radiator.

KITCHEN

14'5" x 9'4" (4.39m x 2.84m)

Rear aspect 2 no. uPVC double glazed windows, uPVC double glazed door to outside, 1.5 bowl stainless steel sink and drainer with chrome mixer taps over, range of wall and base mounted units, extractor fan, tiled floor, wall mounted boiler.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

8'4" x 13'7" (2.54m x 4.14m)

Front aspect uPVC double glazed window, radiator.

BEDROOM 2

8'4" x (2.54m x)

Rear aspect uPVC double glazed window, radiator, loft hatch.

BEDROOM 3

Front aspect uPVC double glazed window, over stairs cupboard, radiator.

BATHROOM

Front aspect uPVC double glazed window, three piece suite comprising panelled bath with chrome shower fitting and glazed screen, pedestal wash hand basin, low flush wc, radiator.



OUTSIDE

To the front, there is a paved driveway to the side leading to garage, to the front there are lawned gardens. To the rear, there are enclosed lawned gardens with paved patio and gravelled path.

GARAGE

With up and over door to the front, electric power and light.

SERVICES

Mains water, gas, electricity and drainage. Gas fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents. Tel: 01439 770232.

COUNCIL TAX BAND

The property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

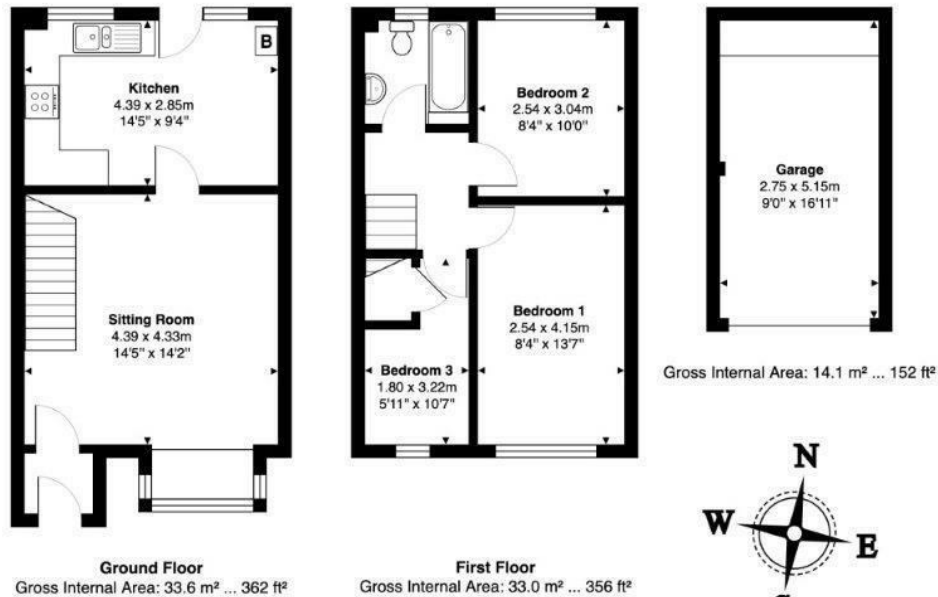
ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed online (www.gov.uk/find-energy-certificate) or at our Helmsley Office.



18 Con Owl Close | Helmsley, York

18 Con Owl Close, Helmsley, YO62 5DU



All measurements are approximated for display purposes only and should be independently verified
Copyright © 2024 Matt Hillier Photographer
www.matthillier.co.uk

VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

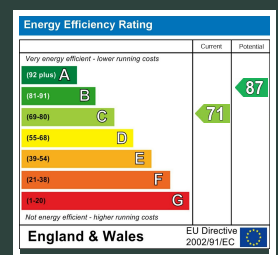
ENERGY PERFORMANCE RATING

C

6 Bondgate, Helmsley YO62 5BR

t: 01439 770232

e: helmsley@boultoncooper.co.uk



boultoncooper.co.uk



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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801