



## 40 Ashwood Close | Helmsley, York

A well appointed and modern two bedroom semi-detached dormer bungalow situated in this popular new development and built by Engie constructed in 2019, in this highly sought after residential location of Helmsley. Viewing essential. No onward chain.

- An immaculately presented two bedroom semi-detached dormer bungalow
- Entrance hall, kitchen, sitting room, ground floor
- Further bedroom with en-suite to the first floor bedroom and shower room
- Delightful gardens to the rear
- Off-street parking to the front, and garage
- No onward chain
- Within easy access of local amenities



**Guide Price £425,000**

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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

Staircase to first floor, single radiator.

### SITTING ROOM

11'8" x 16'3" (3.56m x 4.96m)

French doors to the rear garden patio, 2 no. radiators.

### KITCHEN / DINING ROOM

16'2" x 11'0" (4.94m x 3.36m)

Range of modern base and wall mounted units, range of integral appliances including dishwasher, washing machine, Zanussi oven and grill and microwave oven, fridge freezer, 4 ring electric hob with chrome extractor hood and fan, 1.5 bowl stainless steel sink and drainer with chrome mixer tap over 2 no. front aspect uPVC double glazed windows, tiled floor, double radiator.

### BEDROOM 2

French doors to the rear garden patio, double radiator.

### SHOWER ROOM

Side aspect uPVC double glazed window, three piece suite comprising double shower cubicle with glazed door and chrome fittings, low flush wc, pedestal wash hand basin into vanity unit, chrome heated towel rail, part tiled walls, tiled floor.

### TO THE FIRST FLOOR

### LANDING

With 2 no. storage cupboards, single radiator.

### BEDROOM 1

13'4" x 19'7" (4.06m x 5.97m)

Front aspect uPVC double glazed window, single radiator.





### ENSUITE BATHROOM

Four piece suite comprising panelled bath with chrome mixer taps, shower cubicle with sliding glazed doors and tiled surround, low flush wc, pedestal wash hand basin into vanity unit, tiled floor, chrome heated towel rail, shaver point, opaque uPVC double glazed window to the side.

### OUTSIDE

To the outside, to the front, there is a gravelled area for 2 no. parking spaces flanked by herbaceous borders. To the rear, the property is further complemented with a patio area and good-sized lawned garden beyond, enclosed by hedgerow and post and rail fencing.

### GARAGE

11'11" x 18'11" (3.64m x 5.79m)

Electric power and lighting, up and over door, boiler, door to the rear.

### SERVICES

Mains water, electricity, gas and drainage. 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 B. The full EPC can be viewed online or at our Helmsley Office.

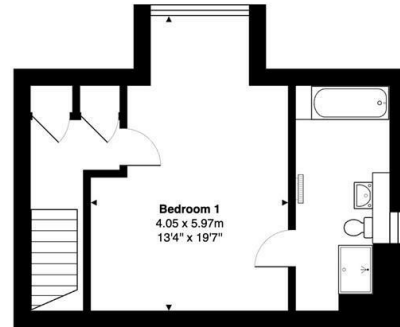


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40 Ashwood Close, Helmsley, YO62 5HW



**Ground Floor**  
Gross Internal Area: 72.3 m<sup>2</sup> ... 779 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 35.7 m<sup>2</sup> ... 385 ft<sup>2</sup>

Gross Internal Area: 108.1 m<sup>2</sup> ... 1163 ft<sup>2</sup> (excluding garage)

All measurements are approximated for display purposes only and should be independently verified  
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## VIEWING

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## COUNCIL TAX BAND

C

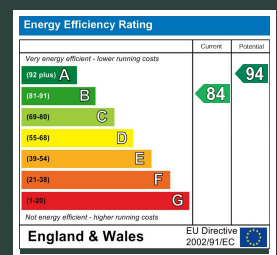
## ENERGY PERFORMANCE RATING

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[boultoncooper.co.uk](http://boultoncooper.co.uk)



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**BC**  
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