



## 9a Station Road, Helmsley | York

A deceptively spacious three bedroom detached dormer bungalow situated in a highly convenient and attractive location only a short walking distance of Helmsley town centre.

- A three bedroom detached dormer bungalow
- Two further bedrooms and shower room to the first floor
- Off street parking, detached single garage and carport
- Entrance hall, sitting room, dining room, kitchen, ground floor bedroom and bathroom
- Good sized gardens to the front and rear
- Within easy access of local amenities

**Guide Price £450,000**





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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

15'11" x 6'4" (4.85m x 1.93m)

uPVC double glazed door, staircase to first floor, single radiator.

### SITTING ROOM

15'11" x 13'11" (4.85m x 4.24m)

uPVC double glazed window to the side and bay window to the front, open stone fireplace with stone hearth and timber mantelpiece, timber shelving to alcove, 2no. single radiator.

### DINING ROOM

13'10" x 10'11" (4.22m x 3.33m)

uPVC double glazed window to the side and bay window to the front, blocked up fireplace with marble surround and hearth with decorative mantle, single radiator.

### KITCHEN

13'6" x 10'11" (4.11m x 3.33m)

Range of traditional base and wall mounted units, integral Belling oven and grill, integral dishwasher, 4 burner gas hob with extractor hood over, 1.5 bowl stainless steel sink and drainer with chrome mixer tap, plumbing for washing machine, 2 no. side aspect uPVC double glazed windows, radiator.

## REAR LOBBY

uPVC double glazed window to the rear, range of base units, timber door to the rear.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low flush wc, wash hand basin over vanity unit, heated towel rail, opaque uPVC double glazed window to the rear.

## BEDROOM 1

11'11" x 13'11" (3.63m x 4.24m)

uPVC double glazed windows to the side and rear, single radiator, fitted wardrobes and dressing table.

## ON THE FIRST FLOOR

### LANDING

uPVC double glazed window to the rear, storage cupboards, one housing hot water cylinder.

### BEDROOM 2

18'4" x 14' (5.51m x 4.27m)

uPVC double glazed windows to the front and side, single radiator, pedestal wash hand basin with tiles splashback and light over, eaves storage.

### BEDROOM 3

12'4" x 10'11" (3.76m x 3.33m)

uPVC double glazed window to the front, single radiator, pedestal wash hand basin with tiled splash back and light over, loft hatch.





## STUDY

6'7" x 6'2" (2.01m x 1.88m)

uPVC skylight with timber surround.

## SHOWER ROOM

Two piece suite comprising cubicle shower, and low flush wc, single radiator

## OUTSIDE

To the outside there are good sized lawned gardens to the front, and hard standing gardens to the rear. A roadway to the side of the property provides vehicular access to the rear gardens and the Detached Garage

## DETACHED SINGLE GARAGE

Electric power and lighting, up and over door, timber windows to each side, door to the side, with adjoining carport.

## 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 property.

## 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 E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

## ENERGY PERFORMANCE RATING

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



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Total area: approx. 144.4 sq. metres (1553.9 sq. feet)  
**9a Station Road, Helmsley**

## VIEWING

Strictly by appointment with the Agent.

## COUNCIL TAX BAND

E

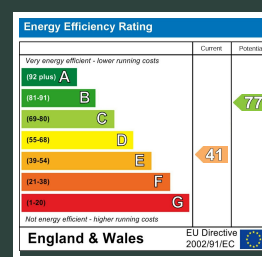
## ENERGY PERFORMANCE RATING

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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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**BC**  
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