



## 4 Acres Close | Helmsley, York

A four bedroom property with lawned gardens to the front and rear, with detached double garage. The property situated in this quiet cul-de-sac location, on the eastern edge of the historic market town of Helmsley, and its excellent local shopping and transport facilities which Helmsley has to offer.

No. 4 Acres Close is offered for sale with no onward chain and now offers scope for modernisation and upgrading to create a delightful family home in this enviable location, only walking distance from the town centre.

- A well proportioned double fronted family home
- Four bedrooms, 1 with en-suite; family bathroom
- Off-street parking
- Sought-after residential location
- Sitting room, dining room, kitchen and cloakroom
- Front and rear lawned gardens
- Detached double garage
- No onward chain

**Guide Price £425,000**



# 4 Acres Close | Helmsley, York



## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

13'8" x 6'2" (4.17m x 1.88m)

uPVC double glazed entrance door, timber frame double glazed window, staircase to first floor, single radiator.

### SITTING ROOM

21'6" x 10'9" (6.40m.183m x 3.28m)

Dual aspect with timber frame double glazed window to the front, sliding double glazed doors to outside rear, double radiator, gas fireplace on marble hearth with timber surround and mantelpiece.

### DINING ROOM

12'6" x 9'8" (3.81m x 2.95m)

Front aspect timber frame double glazed window, single radiator, laminate floor.

### KITCHEN

12'11" x 9'8" (3.94m x 2.95m)

Rear aspect timber frame double glazed window, range of fitted base and wall mounted units with formica work surfaces over, stainless steel sink and drainer with chrome mixer taps over, double electric Siemens oven and grill, 4 ring electric hob over, extractor fan, plumbing for washing machine, wall mounted Worcester boiler, single radiator.

## CLOAKROOM

Comprising low flush wc, wash hand basin, single cupboard.

## UTILITY ROOM/REAR LOBBY

8'1" x 6'2" (2.46m x 1.88m)

uPVC opaque double glazed door to outside and timber frame double glazed window to the rear, plumbing for washing machine.

## TO THE FIRST FLOOR

### LANDING

9'9" x 3'4" (2.97m x 1.02m)

Loft hatch.

### BEDROOM 1 (NE)

12'11" x 12'3" (3.94m x 3.73m)

Front aspect timber frame double glazed window, single radiator, with en-suite bathroom comprising panelled bath with chrome fittings and shower over, and glazed screen, wc, wash hand basin into tiled unit, chrome heated towel rail, timber frame opaque double glazed window to the front.

### BEDROOM 2 (NW)

12'2" x 11' (3.71m x 3.35m)

Front aspect timber frame double glazed window, single radiator.



#### BEDROOM 3 (SE)

9'5" x 9'2" (2.87m x 2.79m)

Front aspect timber frame double glazed window, airing cupboard with shelving and housing the hot water cylinder.

#### BEDROOM 4 (SW)

9'1" x 8' (2.77m x 2.44m)

Front aspect timber frame double glazed window, single radiator.

#### BATHROOM

8'11" x 5'7" (2.72m x 1.70m)

Rear aspect timber frame opaque double glazed window, three piece suite comprising panelled bath, wc and pedestal wash hand basin, single radiator, part tiled walls.

#### OUTSIDE

The property is approached along a tarmacadam driveway, which is shared with the neighbouring property, with open lawned gardens to the front.

To the rear, there are enclosed lawned gardens and patio area with stone wall boundary and internal beech hedgerows, with timber panelled fencing beyond. The lawned garden has a stepped area to further lawned area which wraps round the rear of the garage.

#### DETACHED GARAGE

16'3" x 15'2" (4.95m x 4.62m)

Double garage of stone construction with up and over door to the front, electric power and light.

#### SERVICES

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

#### VIEWING

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

#### WHAT3WORDS

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#### COUNCIL TAX BAND

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

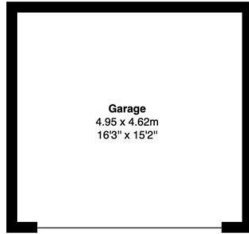
#### ENERGY PERFORMANCE RATING

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



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4 Acres Close, Helmsley, YO62 5DS



Gross Internal Area: 22.8 m<sup>2</sup> ... 246 ft<sup>2</sup>

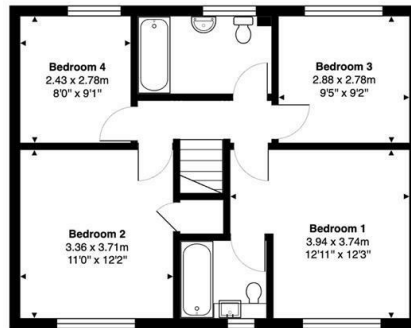


Gross Internal Area: 117.0 m<sup>2</sup> ... 1259 ft<sup>2</sup> (excluding garage)

All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk



Gross Internal Area: 60.0 m<sup>2</sup> ... 646 ft<sup>2</sup>



Gross Internal Area: 57.0 m<sup>2</sup> ... 613 ft<sup>2</sup>

## VIEWING

Strictly by appointment with the agents.

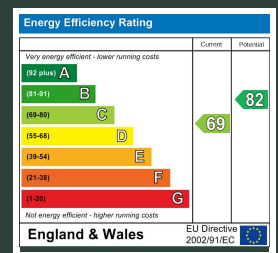
## COUNCIL TAX BAND

E

## ENERGY PERFORMANCE RATING

C

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