



3 Bondgate | Helmsley, York

An opportunity to purchase a retail unit with first floor residential accommodation above in the centre of the market town of Helmsley and crucially offered with off-street parking. The property provides the opportunity for a variety of uses. An ideal opportunity for an owner-occupier or buy to let investor.

- Retail unit located within the heart of Helmsley town centre
- Recently refurbished
- Ground floor including retail area and living accommodation extends to 864 sq ft
- Residential accommodation extends to 615 sq. ft.
- Rear patio and garden area
- Garage
- No onward chain

Guide Price £585,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

Built-in cupboard, understairs cupboard, double radiator, staircase to first floor, glazed door to:

RETAIL SPACE

14'3" x 11'6" plus 15'9" x 11'6" (4.34m x 3.51m plus 4.80m x 3.51m)

Front aspect timber frame window, 2 no. radiators.

CLOAKROOM

Comprising low flush wc and wash hand basin.

LIVING ACCOMMODATION

23'6" x 12'4" (7.16m x 3.76m)

Open plan living area comprising range of fitted base mounted units, composite sink and drainer with chrome mixer tap over, tiled splashback, 2 no. vertical panel radiator, roof light, bifold doors to outside rear, door to outside.

SHOWER ROOM

Rear aspect timber frame window, three piece suite comprising fully tiled shower cubicle with chrome fittings and glazed door, combination vanity basin and wc, ladder towel rail radiator. Ideal Response combi boiler.

TO THE FIRST FLOOR

LIVING ACCOMMODATION

LANDING

Airing cupboard housing the hot water cylinder.

SITTING ROOM

20'11" x 11'9" (6.38m x 3.58m)

Front aspect twin timber frame windows, 2 no. panel radiator.

KITCHEN / DINING ROOM

11' x 11'7" (3.35m x 3.53m)

Range of fitted base mounted units, 1.5 bowl sink and drainer with chrome mixer tap over, tiled splashbacks, integral oven and grill, 4 ring ceramic hob, with cooker hood over, plumbing for washing machine, panel radiator.

BEDROOM

9'3" x 11'4" (2.82m x 3.45m)

Rear aspect timber frame window, panel radiator, loft hatch.



BATHROOM

Rear aspect timber frame window, three piece suite comprising panelled bath with chrome shower fittings and glazed screen, wc and pedestal wash hand basin, ladder towel rail radiator, cupboard.

OUTSIDE

To the rear, there is a patio area with steps up to the lawned garden with herbaceous borders. Off-street parking to the rear.

GARAGE

20'1" x 9'3" (6.12m x 2.82m)

With electric roller shutter door to the front, personnel door to the rear.

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

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01437 770232.

COUNCIL TAX BAND

We are verbally informed that the accommodation above 3 Bondgate lies in Band A. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

3 Bondgate (commercial element) is assessed in Band B.

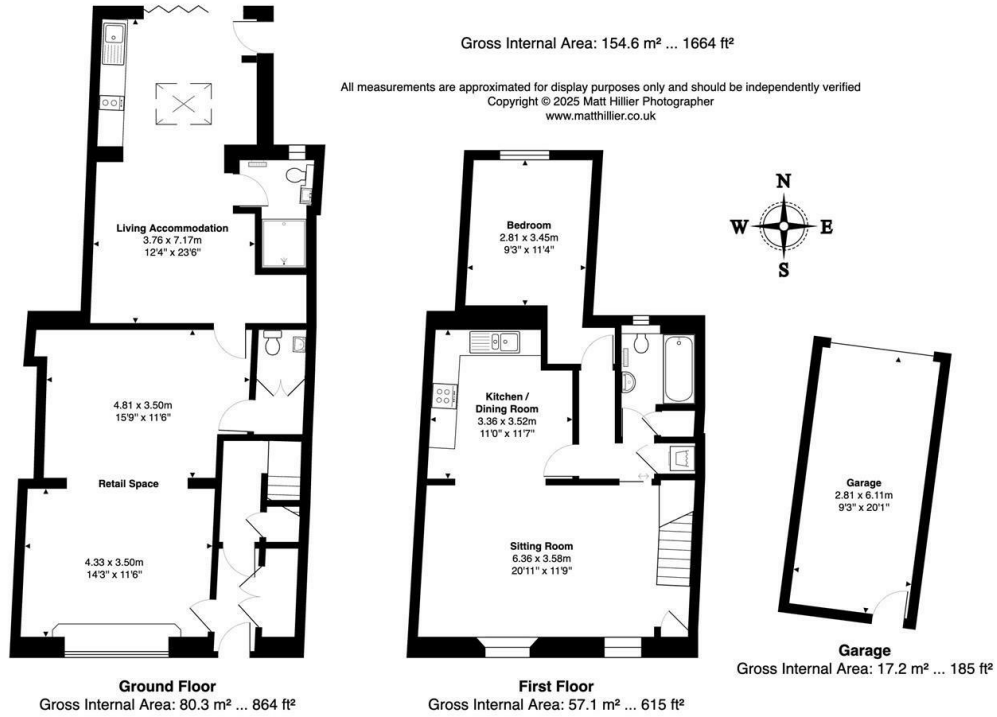
The Flat, 3 Bondgate is assessed in Band E.

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



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3 Bondgate, Helmsley, YO62 5BW



VIEWING

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COUNCIL TAX BAND

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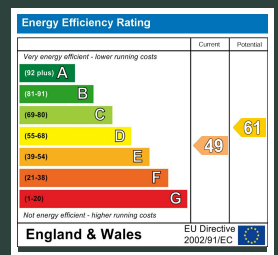
ENERGY PERFORMANCE RATING

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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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