



## Pinfold Cottage, 10 Black Swan Yard | Helmsley, York

A beautifully presented modern three bedroom mews house over three floors, together with rear courtyard garden situated in this superb, exclusive development. Pinfold Cottage forms part of an exclusive development located in the heart of the highly sought after market town of Helmsley.

- Immaculately presented with range of bespoke features
- Three bedrooms, all with en-suite bath/shower rooms
- Allocated parking space
- Modern open plan kitchen/living and dining room
- Private courtyard garden
- No onward chain



**Guide Price £425,000**



# Pinfold Cottage, 10 Black Swan Yard | Helmsley, York



## ACCOMMODATION

### ON THE GROUND FLOOR

#### OPEN PLAN

#### KITCHEN/DINING/LIVING ROOM

15'10" x 244'4" (4.83m x 74.47m)

Dual aspect with uPVC double glazed windows to the front and rear, uPVC double glazed French doors to outside and rear patio. Range of modern fitted base and wall mounted units, undermount stainless steel sink with chrome mixer tap over, drainer, integral appliances include Beko oven and grill, 4 ring hob with cooker hood over, microwave, fridge/freezer and wine cooler. Inset cast iron wood burning stove on stone hearth.

#### CLOAKROOM

Comprising low flush wc, and wash hand basin with chrome mixer tap.

### TO THE FIRST FLOOR

#### LANDING

With airing cupboard off and housing the gas fired boiler.

#### BEDROOM 2 (W)

8'9" x 11'3" (2.67m x 3.43m)

Front aspect uPVC double glazed window, built-in wardrobe with mirrored sliding doors.

#### EN-SUITE BATHROOM

Three piece suite comprising panelled bath with glazed screen and shower over, low flush wc and wash hand basin, chrome heated towel rail, part tiled walls, tiled floor.

#### BEDROOM 3 (E)

10'1" x 7'7" (3.07m x 2.31m)

Rear aspect uPVC double glazed window, built-in wardrobe with mirrored sliding doors.

#### EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle, low flush wc and wash hand basin, chrome heated towel rail, part tiled walls, tiled floor.



## TO THE SECOND FLOOR

### BEDROOM 1

15'9" x 13'3" (4.80m x 4.04m)

Twin Velux roof lights, built-in wardrobe with mirrored sliding doors, eaves storage cupboards.

### EN-SUITE SHOWER ROOM

Three piece suite comprising walk-in shower cubicle with chrome fittings and glazed door, low flush wc, wash hand basin, chrome heated towel rail, part tiled walls, tiled floor.

### OUTSIDE

To the rear, there are enclosed low maintenance gardens, providing attractive seating areas, ideal for al-fresco dining. To the front, the property forms part of a courtyard development which provides for private gated vehicular access and allocated parking; a rare and sought-after advantage in this town centre location.

## SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage. 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 Helmsley office  
Tel: 01439 770232.

## 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 B. The full EPC can be viewed online or at our Helmsley office.

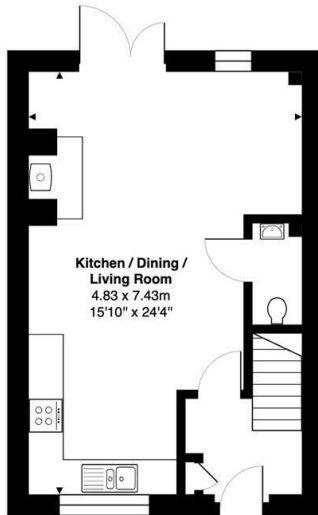


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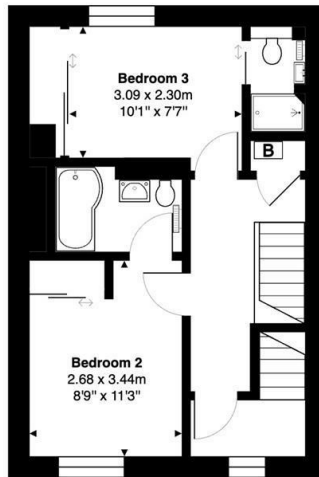
## Pinfold Cottage, 10 Black Swan Yard, Helmsley, YO62 5ES

Gross Internal Area: 104.1 m<sup>2</sup> ... 1120 ft<sup>2</sup>

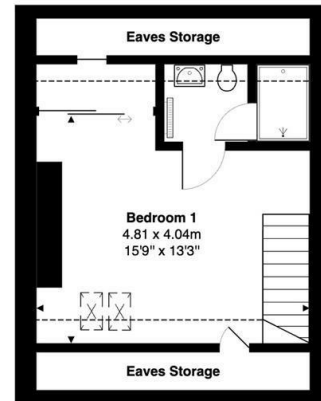
All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk



**Ground Floor**  
Gross Internal Area: 36.1 m<sup>2</sup> ... 388 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 36.6 m<sup>2</sup> ... 394 ft<sup>2</sup>



**Second Floor**  
Gross Internal Area: 31.4 m<sup>2</sup> ... 338 ft<sup>2</sup>

### VIEWING

Strictly by appointment with the Agents.

### COUNCIL TAX BAND

E

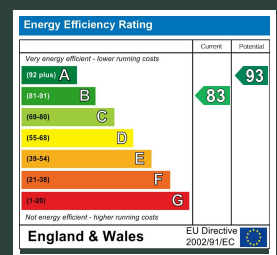
### ENERGY PERFORMANCE RATING

B

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**BC**  
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