



49 Bondgate | Helmsley, York

A delightful end-terrace Grade II listed stone cottage with separate annexe/studio in this highly sought after residential location and within walking distance of Helmsley town centre. To the outside, there are front and rear gardens with separate garage. Viewing highly recommended.

- An attractive Grade II listed stone cottage
- Sitting room and kitchen
- 1 bedroom annexe / home office
- Separate garage
- Sought-after residential market town
- Two bedrooms and family bathroom
- Front and rear gardens
- Viewing highly recommended

Guide Price £375,000



49 Bondgate | Helmsley, York



ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

uPVC entrance door, cupboard.

SITTING ROOM

13'5" x 11' (4.09m x 3.35m)

Front aspect uPVC double glazed window, gas fireplace on tiled hearth with timber frame surround and mantelpiece, double radiator.

KITCHEN

11'9" x 11' (3.58m x 3.35m)

Side and rear aspect uPVC double glazed windows, range of base and wall mounted units with work surfaces and upstand, Logik oven and grill, 4 ring ceramic hob with splashback and cooker hood over, composite sink and drainer with mixer tap over, wall mounted Worcester gas fired boiler, double radiator.

REAR PORCH

uPVC double glazed door to the rear, outside.

TO THE FIRST FLOOR

LANDING

BEDROOM 1 (S)

12'4" x 11'1" (3.76m x 3.38m)

Front aspect uPVC double glazed window, built-in wardrobes with dressing table, double radiator.

BEDROOM 2 (N)

11'8" x 8'3" (3.56m x 2.51m)

Rear aspect uPVC double glazed window, cast iron fireplace, double radiator.

BATHROOM

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



ANNEXE / HOME OFFICE

Front aspect uPVC double glazed window with double uPVC double glazed doors to the side, with bedroom/office space extending to 13'5" x 7'6", built-in cupboard. The shower room with front aspect uPVC double glazed window comprises a three piece suite: shower cubicle, low flush wc and pedestal wash hand basin.

OUTSIDE

To the front of the property, there is a well-stocked mature garden with shared pedestrian path and stone boundary wall, together with a separate private path to to the side leading to the rear enclosed courtyard garden.

SEPARATE GARAGE

13'11" x 9'11" (4.24m x 3.02m)

With timber double doors, power and light. The garage is accessed off Carlton Lane over a shared driveway. Parking is available to the rear, subject to agreement with Duncombe Park Estate.

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 property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

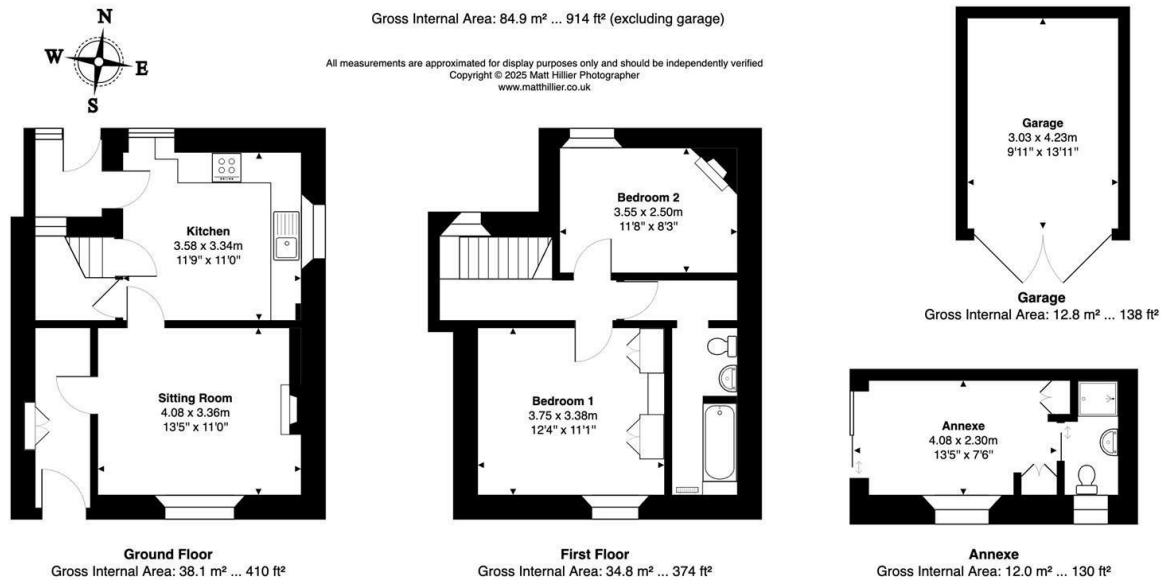
ENERGY PERFORMANCE RATING

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



49 Bondgate | Helmsley, York

49 Bondgate, Helmsley



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

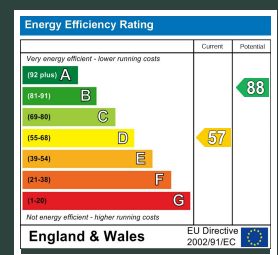
ENERGY PERFORMANCE RATING

D

6 Bondgate, Helmsley YO62 5BR

t: 01439 770232

e: helmsley@boultoncooper.co.uk



boultoncooper.co.uk



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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801