

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



2 ROSEDALE LANE, HELMSLEY, YO62 5FH **An appealing detached house on the eastern fringe of Helmsley**

Entrance Hall	Kitchen/Diner	Sitting Room
Utility Room & Cloakroom	4 Bedrooms	Bathroom
En Suite Shower Room	Garage + Parking	Lawned Garden
Double Glazing	Gas Central Heating	EPC Rating: B

PRICE GUIDE: £375,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
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Description

The historic town of Helmsley has a weekly market on a Friday and an array of shops providing important everyday amenities, as well as good eateries, craft shops, boutiques, and a well-stocked delicatessen. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden, and Helmsley Art Centre, popular for its film programmes, theatre productions, art exhibitions, and workshops. Helmsley lies on the borders of the North York Moors National Park with its stunning scenery and numerous recreational pursuits. The A170 Thirsk to Scarborough road provides links to other local towns.

No.2 Rosedale Lane, built by Space Homes in 2021, forms part of the Ryemoor Gardens development on the eastern fringe of the town. This detached, brick built property occupies a prominent position on the edge of the development adjacent to open fields and offers four bedroom accommodation likely to appeal to a wide audience whether that be the growing family, retired persons looking to downsize or working professionals.

Features include a light and bright kitchen/diner with Howdens Shaker style units, integrated oven, professional gas hob with extractor, dishwasher and glazed doors opening out onto the neatly fenced patio and garden. Off the kitchen is a useful utility room to house all the usual laundry paraphernalia with an adjoining cloakroom. The sitting room enjoys a southerly aspect and from the front entrance hall, stairs lead to four bedrooms, a family bathroom and en suite shower room. As one would expect, all windows and doors are double glazed, heating is via a mains gas boiler, there are 6 years left to run on the NHBC and the EPC scores a healthy 'B' rating.

The property comes with a single garage with electricity connected and the brick set drive in front provides additional car parking.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by North Yorkshire Council that this property falls in band E.

EPC Rating: B

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034.



Accommodation

Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 108.2 sq. metres (1164.5 sq. feet)
2 Rosedale Lane, Helmsley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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