

ROUNTHWAITE & WOODHEAD

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



WESTWAY COTTAGE, ASHDALE ROAD, HELMSLEY, YO62 5DE

**A detached house offering over 2,000 sq.ft of stylish living accommodation
on the edge of this sought after market town**

Entrance Hall	Living/Dining Room	Sitting Room
Kitchen + Pantry	Store Room	Cloakroom + Shower
4 Double Bedrooms	2 En Suite Shower Rooms	Family Bathroom
Courtyard Garden	Shed + Outside Office	EPC Rating E

GUIDE PRICE £495,000

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

Situated on the edge of Helmsley at the foot of Ashdale Road lies the property known as Westway Cottage, a detached two storey house built in the 1970's and later extended to provide substantial, family accommodation with a south facing, courtyard style garden.

From top to bottom the property is extremely well presented and comes with a good size kitchen with a huge walk in pantry perfect for storing all modern day kitchen essentials. There is a comfortable sitting room with a gas fired stove and for those who enjoy entertaining, an over sized dining room large enough to accommodate dressers, bookcases and a dining table big enough to seat at least 10 people. An inner hall/store room kitted out with bespoke floor-to-ceiling oak cabinets and shelving provides good storage for books, files or that treasured vinyl collection. A cloakroom with shower cubicle completes the ground floor layout.

From the entrance hallway an attractive staircase leads to a large landing area on the first floor with doors leading to 4 "proper" double bedrooms, 2 of which come with en suite shower rooms and there is a large house bathroom and separate wc.

Whilst the house itself is considerably roomy, the outside space is more modest with a completely private courtyard garden on its south western elevation with sizeable shed and timber framed pergola. The garden area to the north is gravelled and also includes a useful outdoor room with shower & loo, currently used as an office.

To conclude; for a busy working family who need room to spread out or indeed, a retired couple wanting space on the inside Westway Cottage might just fit the bill!

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 D.

EPC Rating: E

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

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

Helmsleyone of the most sought after towns in Ryedale with a weekly market on a Friday and an array of shops providing important every day amenities as well as good eateries, craft shops, boutiques and well stocked delicatessens. 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 at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road.



Accommodation

Ground Floor

Approx. 99.7 sq. metres (1073.6 sq. feet)



First Floor

Approx. 93.4 sq. metres (1005.0 sq. feet)



Total area: approx. 193.1 sq. metres (2078.6 sq. feet)

Westway Cottage, Helmsley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	77
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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