

ROUNTHWAITE & WOODHEAD

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



46 BRANSDALE VIEW, ASHWOOD CLOSE, HELMSLEY, YO62 5FE

**A very smart first floor apartment with a light and sunny aspect
within this contemporary housing development for people over the age of 55**

Spacious Entrance Hall

South Facing Sitting Room

Kitchen with Appliances

2 Bedrooms

Shower Room

EPC Rating: B

Gas Central Heating

uPVC Double Glazing

**Beautiful Communal
Gardens**

PRICE GUIDE: £145,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Bransdale View is a modern and exciting development of stylish and contemporary apartments promoting independent living for people over the age of 55. Facilities include a Bistro (open to non-residents as well), an activity room, hair salon, guest room, laundry and a lovely residents lounge with a fine outlook across a beautiful paved terrace and communal garden. There are stairs and lifts to all floors. These facilities are for every resident's enjoyment whilst providing a safe and secure environment. Additional support services are available for residents who require a higher level of care and a dedicated Housing & Care Manager is on site too.

46 Bransdale View comprises a light and airy first floor apartment with a particularly lovely, south facing aspect with Juliette balcony off the sitting room/diner overlooking the established gardens. The kitchen is well equipped and includes an integrated electric oven, hob and washing machine. Off the central hall there is a deep, walk-in cupboard providing plenty of storage space and somewhere to hide the vacuum cleaner, ironing board, suitcases etc. Doors lead off the hall to two bedrooms and a large walk-in shower room. The second bedroom has been converted into a dressing room/study fitted with full height wardrobes and a corner desk.

Coupled with gas central heating and double glazing, the apartment has that 'ready to move into' feel and has all the makings of a perfect retirement home with additional care on hand in later life if required.

Note: There is a guest suite on site for friends and family to pre-book for overnight stays if required.

General Information

Services: Mains water and electricity and gas are connected. Connection to mains drains.

Council Tax: We are informed that the Apartment falls in band B.

Tenure: We are advised the property is Leasehold held on a 999 year Lease with a commencement date of 1st January 2019.

Management & Service Charge: The Management Company is Housing 21 and the monthly service charge (to include the Ground Rent) for 2025/26 is currently set @ £430.32

The Flat is subject to a Section 106 Local Occupancy Condition (ask Agent for further details).

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034

Price Guide: £145,000 on the basis of a 75% ownership

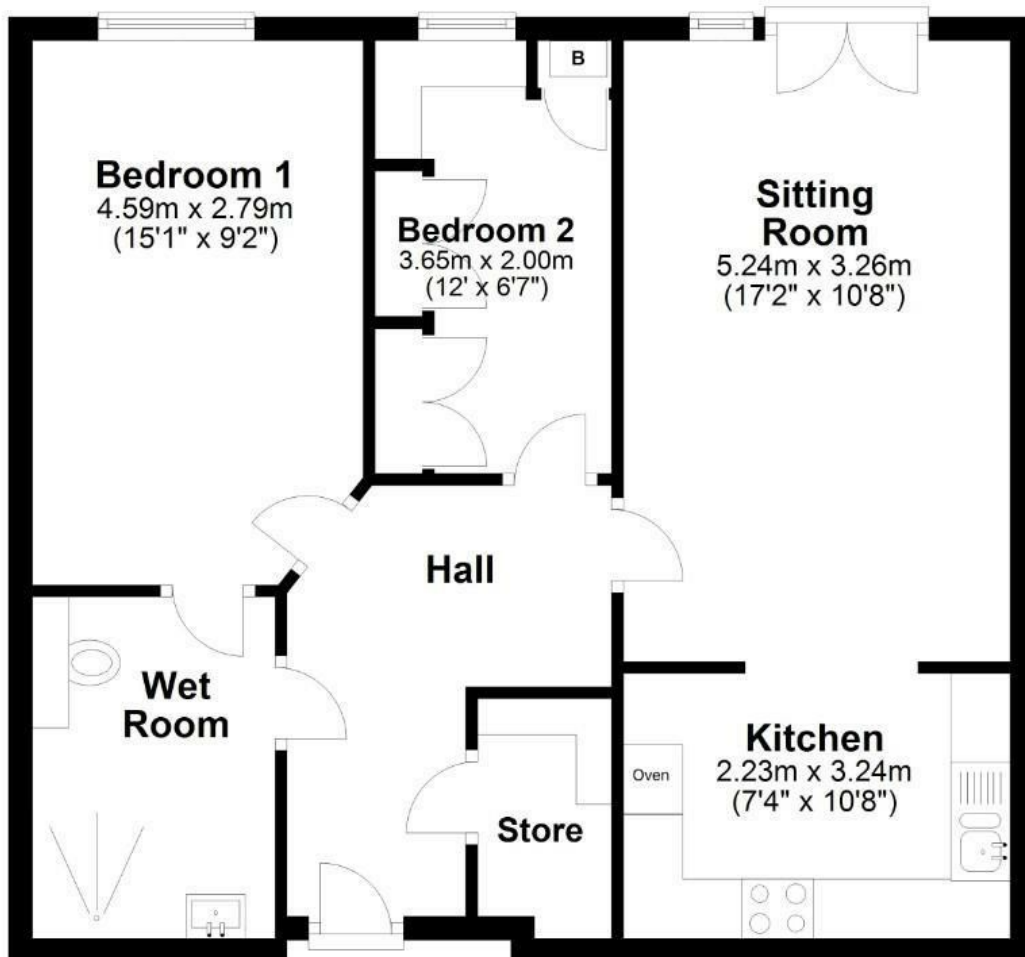
Helmsley is a sought after town with a weekly market on a Friday and an array of shops providing important every day amenities as well as good eateries, craft shops, boutiques and well stocked delicatessens. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden and Helmsley 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. 62.0 sq. metres (667.1 sq. feet)



Total area: approx. 62.0 sq. metres (667.1 sq. feet)

46 Bransdale View, Helmsley

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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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