

# ROUNTHWAITE & WOODHEAD

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



**9 CARLTON LANE, HELMSLEY, YORK, YO62 5HB**

**A lovely detached family home with a private garden**

**Entrance Hall**

**Cloakroom**

**Sitting Room**

**Kitchen/Diner**

**Conservatory**

**Dining Room/Office**

**3 Bedrooms**

**Shower Room**

**EPC Rating D**

**Parking**

**Covered Veranda**

**South Facing Garden**

**PRICE GUIDE: £360,000**

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](http://www.rounthwaite-woodhead.co.uk)**

## Description

Carlton Lane lies just off Carlton Road, a road of mixed properties varying in design, located just inside the National Park boundary on the eastern side of the town. No. 9 comprises a detached, stone built property with off street parking on the brick set drive in front. The house has an external appearance of having an integral garage, however the current owner has used this in the past as a spacious office and more recently, a dining room but it could be readily changed back to garaging if required.

The light and airy accommodation is arranged over two floors and comes with gas central heating and uPVC double glazing with the sitting room at the front, kitchen/diner and conservatory at the rear. The sitting room has fitted bookcase/shelving across one wall and will comfortably take today's modern size furniture. The kitchen is fitted with an integrated oven and hob and from the dining end, there are glazed doors opening out onto a lovely covered veranda, perfect for all year round alfresco dining and entertaining. Two of the three bedrooms have fitted wardrobes and there is a stylish shower room on the first floor.

The garden is of a good size and yet designed with low maintenance in mind. It is particularly private at the rear with a southerly aspect. This property has all the makings of a comfortable family/retirement home with a 'ready to move into' feel in a very accessible market town location.

## General Information

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

Council Tax: We are informed by Ryedale District Council that this property falls in band D .

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.

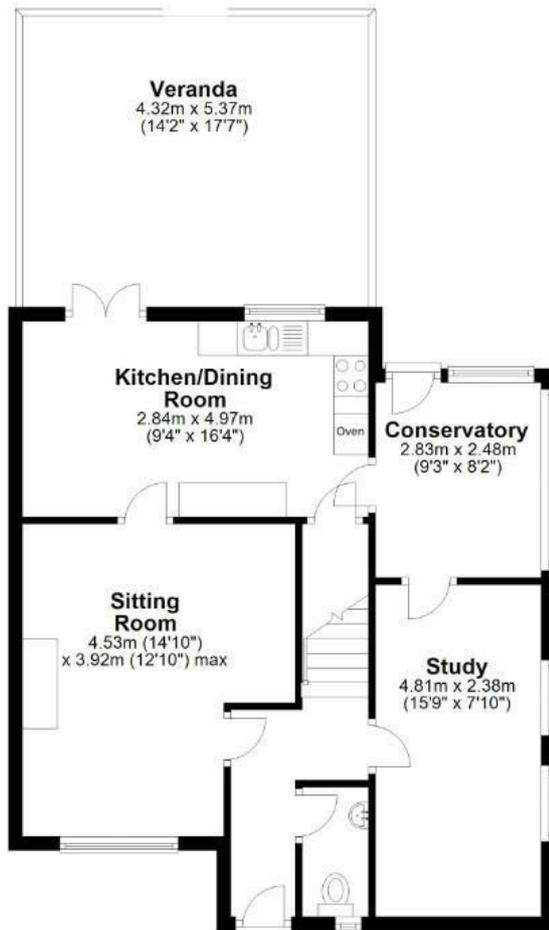
Helmsley ....one of the most sought after towns in Ryedale with a weekly market on a Friday and an array of shops providing important every day amenities as well as good eateries, craft shops, boutiques and well stocked delicatessens. Places of interest include Duncombe Park Grounds, Helmsley Castle & 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. 58.6 sq. metres (630.7 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 95.7 sq. metres (1030.1 sq. feet)  
9 Carlton Lane, Helmsley

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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