



HUNTERS[®]
HERE TO GET *you* THERE

3 Ashdale Road, Helmsley, York, YO62 5DE

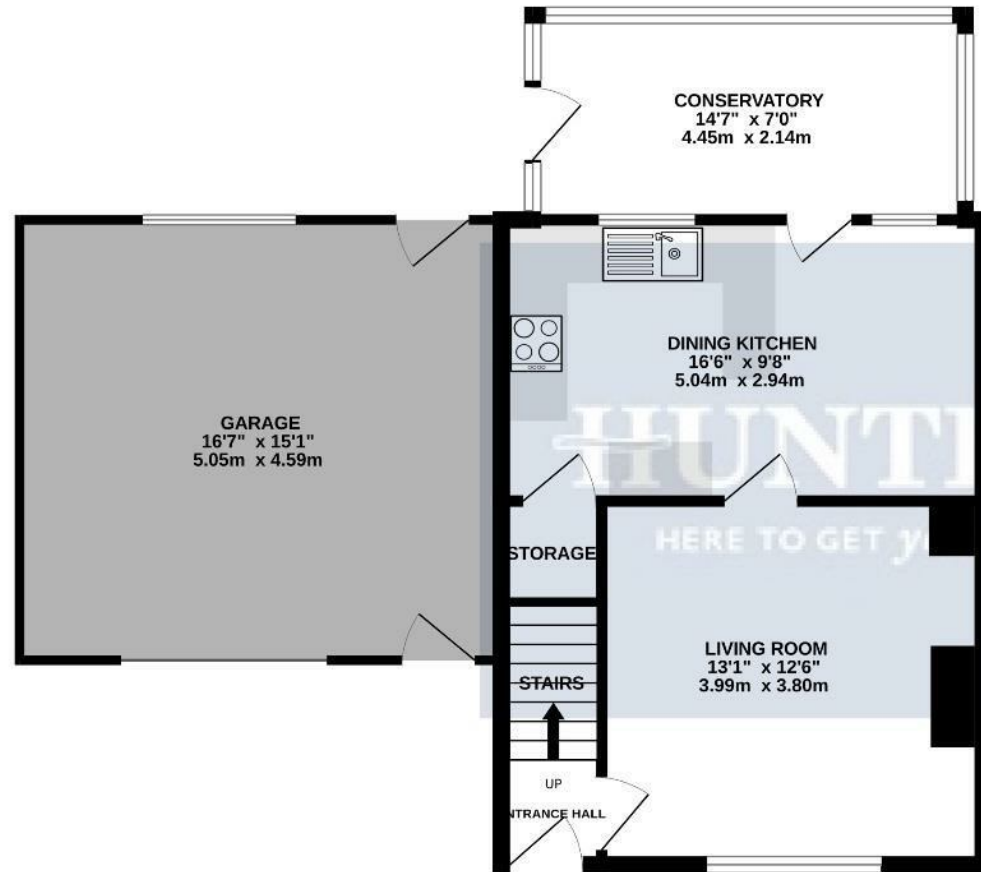
3 Ashdale Road, Helmsley, York, YO62 5DE

Guide Price £315,000

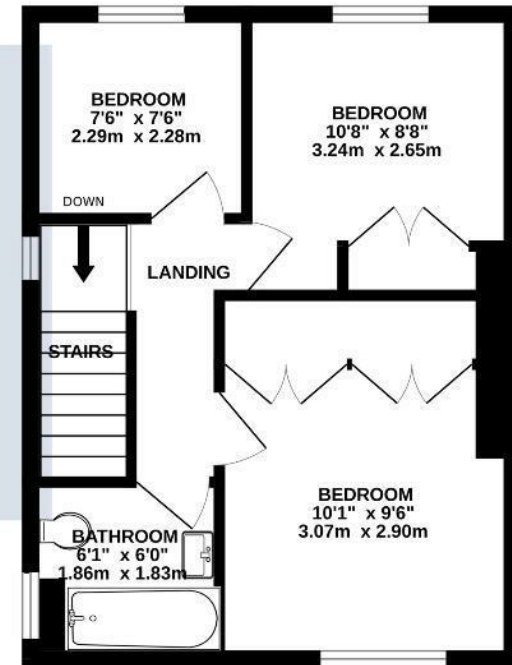
Situated within walking distance of the market place in the sought after town of Helmsley this three bedroom end of terraced property offers huge potential to extend, modernise and make it your own. Offered with NO ONWARD CHAIN it comprises: entrance lobby, lounge, dining kitchen, conservatory. To the first floor are three bedrooms and a bathroom. Outside are gardens front and rear, ample off street parking and an attached single garage. Council Tax Band C and EPC rating D. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (02 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 67 | |
| England & Wales | | EU Directive 2002/91/EC | |

- **THREE BEDROOMS**

- **NO ONWARD CHAIN**

- **COUNCIL TAX BAND C**

- **END OF TERRACE**

- **POPULAR MARKET TOWN**

- **POTENTIAL TO
EXTEND/REFURBISH**

- **EPC RATING D**

ENTRANCE LOBBY

Accessed via part glazed Upvc front door

LOUNGE

Coal effect gas fire, window to front aspect, radiator

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, electric cooker point, space for under counter fridge, windows x 2 to rear aspect, radiator, ceiling spotlights, door to conservatory, understairs storage cupboard/larder

CONSERVATORY

Radiator, door to rear garden

FIRST FLOOR LANDING

Window to side aspect, loft access point

BEDROOM ONE

Fitted wardrobes and bedroom furniture, window to front aspect, radiator

BEDROOM TWO

Window to rear aspect, fitted wardrobes, radiator

BEDROOM THREE

Window to rear aspect, radiator

BATHROOM

Panelled bath with electric shower over, low flush wc, pedestal wash basin, opaque window, radiator, extractor fan

OUTSIDE

To the front of the property are beds of shrubs and plants, to the side is a vegetable plot. Pedestrian access down the side of the property leads to the enclosed rear garden which is laid mainly to lawn. There is an outbuilding half of which is a wc and the other a store.

PARKING

There is an attached garage with personnel access door at both the front and the rear. There is also ample room for additional off street parking.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







