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14 Dunroyal Close, Helperby, York, YO61 2NH

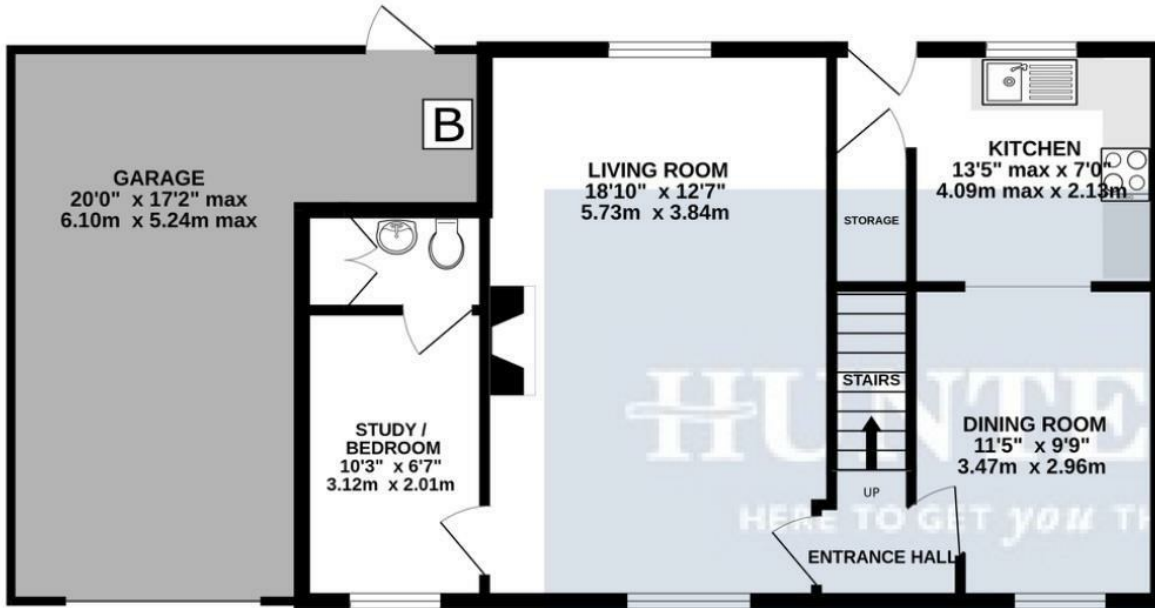
14 Dunroyal Close, Helperby, York, YO61 2NH

Guide Price £350,000

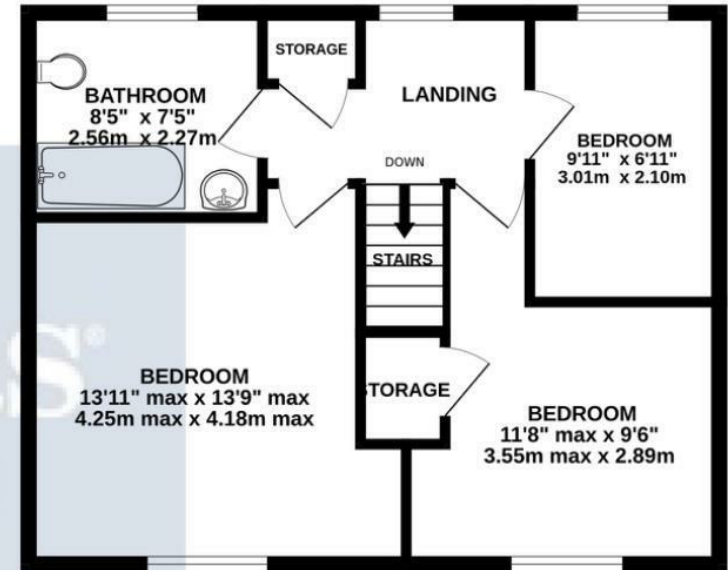
Situated in the popular village of Helperby this family home can be utilised as a three or four bedroom house. This end of terrace property briefly comprises: porch, hallway, lounge, dining room, study/bedroom four, wc, kitchen and to the first floor are three bedrooms and a bathroom. There are gardens front and rear and a single garage, Offered with NO ONWARD CHAIN. EPC rating E and Council Tax Band C. 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
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- END TERRACE
- CUL DE SAC LOCATION
- COUNCIL TAX BAND C

- FOUR BEDROOMS
- NO ONWARD CHAIN

- POPULAR VILLAGE
- EPC RATING E

PORCH

Brick built porch

HALLWAY

Accessed via part glazed composite front door, stairs to first floor

LOUNGE

Windows to front and rear aspect, feature fireplace with wood surround, tiled inlay and heart hand open fire, fitted shelving, radiator,

BEDROOM FOUR/STUDY

Window to front aspect, radiator

WC

Low flush wc, wall mounted wash basin, opaque window

DINING ROOM

Window to front aspect, radiator, opening to

KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer stainless steel sink unit, plumbing for washing machine, electric cooker point, space for under counter fridge, walk in pantry, radiator, window to rear aspect, part glazed door to rear garden

FIRST FLOOR LANDING

Window to rear aspect, radiator, airing cupboard

BEDROOM ONE

Fitted wardrobes, window to front aspect, radiator

BEDROOM TWO

Fitted cupboard, window to front aspect, radiator,

BEDROOM THREE

Window to rear aspect, radiator

BATHROOM

Panelled bath, low flush wc, pedestal wash basin, radiator, opaque window to rear aspect

OUTSIDE

To the front of the property is an area of lawn with borders of shrubs and plants. There is also a shed and oil tank. The rear garden is laid mainly to lawn with a paved patio area. There is also a personnel access door to/from the garage.

GARAGE

There is a single garage attached to the property with power and light laid on. the floor mounted oil fired central heating boiler is situated in here and there is a personnel access door to/from the rear garden.

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.









