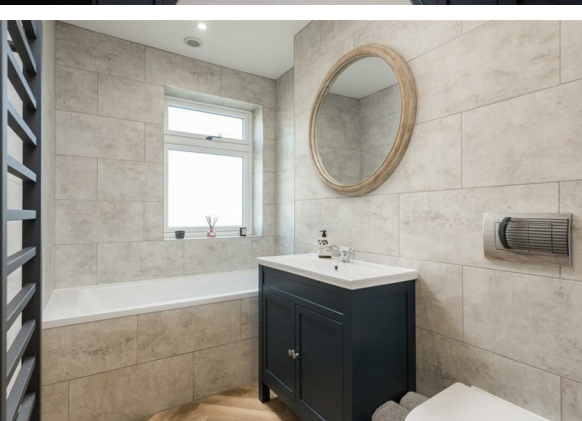
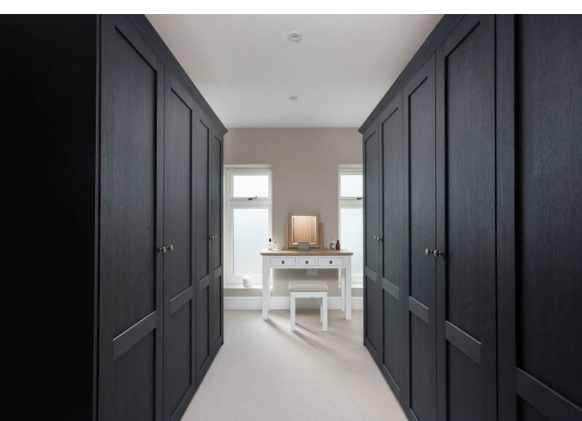


33 Pottergate, Helmsley, York Guide Price £625,000

An astonishingly beautiful 3 bedroom contemporary home discretely positioned within the heart of Helmsley and featuring luxuriously appointed one level living space, complemented by a gated driveway, detached garage and an enclosed rear garden.

*** NO ONWARD CHAIN ***

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Property Overview

Originally built in the mid 1980's, this detached bungalow has been transformed over the last 3 years through an inspired refurbishment programme to now offer contemporary living space and levels of luxury seldom seen on properties at this price point. The attention to detail and specification throughout this home (both inside and out) is quite extraordinary and an internal inspection is essential to truly appreciate the accommodation and location that's on offer here on Pottergate.

Inside

A light, bright and spacious reception hall with underfloor heated porcelain tiling leads off into a delightful sitting room with engineered oak flooring and a wood burning stove. The incredible dining kitchen and living space also enjoys the benefit of underfloor heated porcelain tiling to complement the 2 roof lanterns, double doors opening out into the rear garden (with castle ruin glimpses) and the beautiful bespoke kitchen featuring expansive quartz worktop space and generous storage, quartz topped dining bar and a range of high spec integrated appliances that include an induction hob, eye-level twin ovens and microwave, dishwasher and wine chiller.

A useful rear lobby off the kitchen provides further rear garden access and a rustic red brick archway leading through into an impressively appointed utility room and cloakroom/wc.

An inner hallway leads off into 2 double bedrooms, stylish shower room and the outstanding principal bedroom suite that includes a luxurious bathroom, fabulous en-suite dressing room and a versatile home office/nursery leading off.

Other internal features of note include a gas fired central heating system and double glazing throughout.

Outside

Located at the end of a private road (shared with neighbouring property), a gated driveway provides parking and access into a larger than average detached single garage.

The landscaped rear garden features a lawn, paved seating area and a useful timber built storage shed and log store.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 1600* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

C

Council Tax

D - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

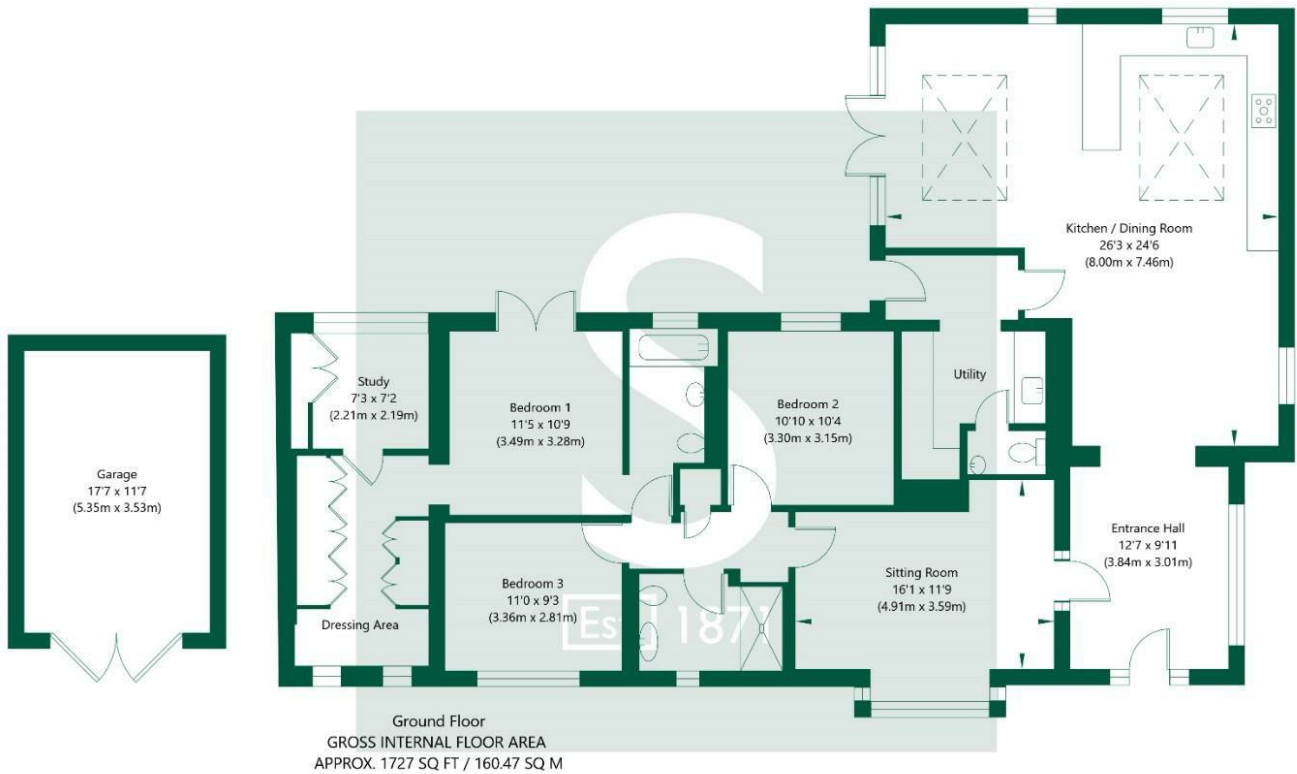
Agent's Note

Agent's Note: Under the Estate Agency Act 1979, we are obliged to inform you that the owner of this property is a connected person of an employee of Stephensons Estate Agents.

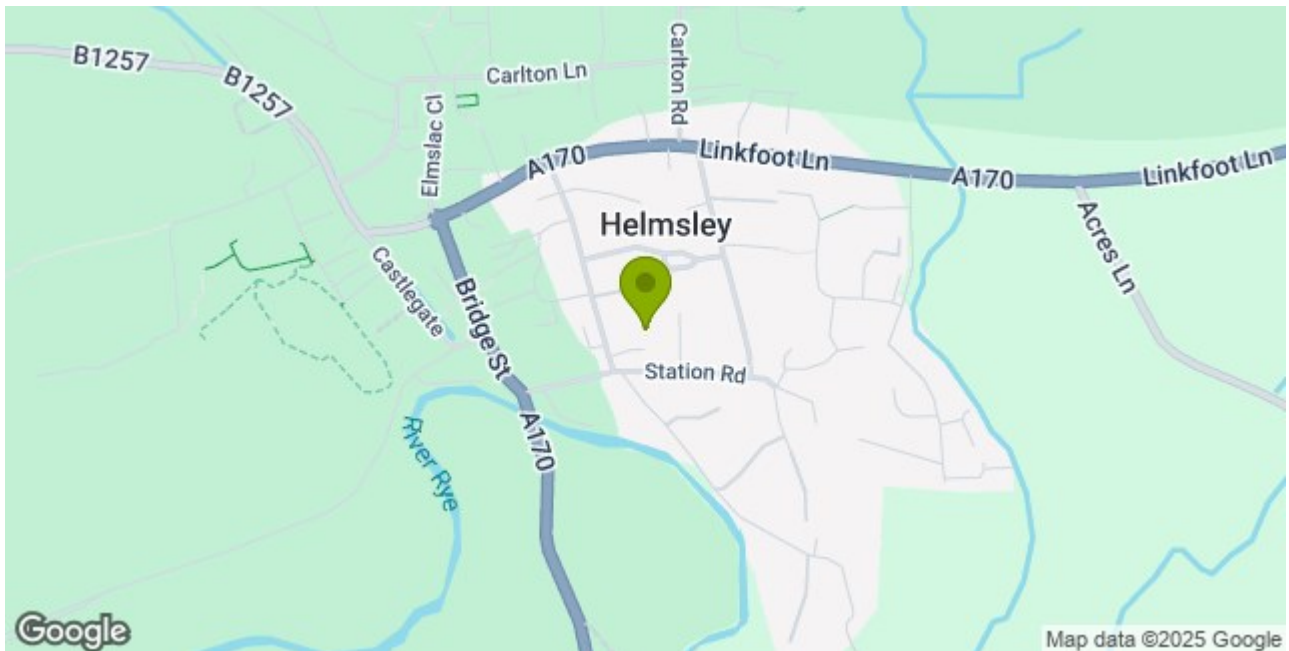
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Pottergate, Helmsley, York, YO62 5BX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1727 SQ FT / 160.47 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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