

Mark Stephenson's

ESTATE & LETTING AGENTS



41 Riccal Drive, Helmsley, YO62 5FF

£379,000

- Offered for sale with no onward chain
- Offering ideal family sized accommodation
- Established and well enclosed gardens
- Edge of town location
- Spacious ground floor layout
- Extremely well looked after throughout
- Lovely fitted kitchen with ample dining

41 Riccal Drive, Helmsley YO62 5FF

Forming part of a recent development by Space Homes, 41 Riccal Drive is an extremely well presented stone built detached home adjoining open fields within easy walking distance of town centre amenities. Well laid out ground floor including hallway, WC, front facing lounge, excellent dining kitchen opening onto the gardens, utility room. Four bedrooms, ensuite and family bathroom. Mains gas centrally heated, double glazed throughout. Generous size garage, offered for sale with no onward chain.



Council Tax Band: E



GENERAL

Helmsley is a very attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high-class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

DIRECTIONS

Best found by heading west along the A170. As you enter the market town of Helmsley Riccal Drive is the first turning on the left. Within easy walking distance to all the amenities.

SERVICES

All main services are connected to this property.

HALLWAY

Stairs to first floor. Radiator. Under stairs storage cupboard.

SITTING ROOM

15'9" x 13'5"

Front window with radiator fitted underneath.

KITCHEN/DINER

15'9" x 13'1"

Superbly fitted base and wall units. Built in oven and hob. Radiator. French rear doors.

UTILITY ROOM

6'3" x 6'5"

Plumbing for automatic washer. Cupboard with Ideal Logic gas central heating boiler. Rear door out.

WC

2 piece suite with radiator.

LANDING

Side window with hatch to loft area.

BEDROOM 1

12'6" x 9'2"

Front window with radiator underneath.

ENSUITE

3'10" x 8'9"

2 piece suite with double sized shower cubicle. Heated towel rail.

BEDROOM 2

12'2" x 7'10"

Rear window with radiator underneath.

BEDROOM 3

10'6" x 8'6"

Front window with radiator underneath.

BEDROOM 4

10'10" x 10'6"

Rear window with radiator underneath.

BATHROOM

5'2" x 8'9"

Tiled around a 3 piece suite. Side window. Heated towel rail.

REAR OF PROPERTY

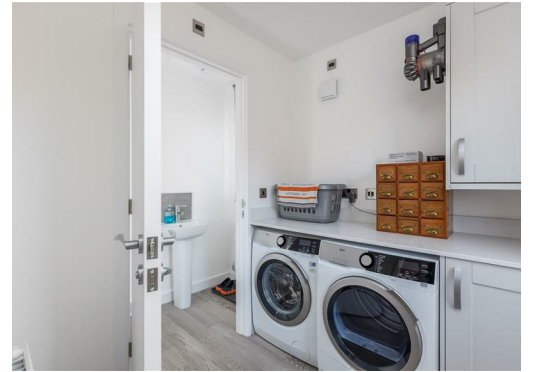
Nicely enclosed, mostly lawned plot with flagged patio area.
Wooden shed. Good width at the right hand side with a path and hand gate and second smaller shed.

GARAGE

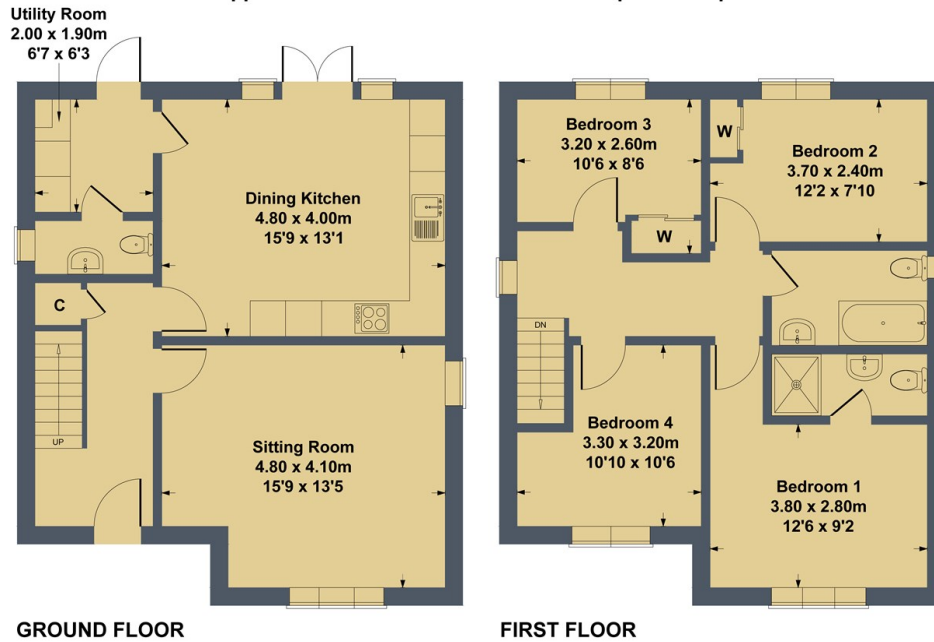
17'10" x 11'4"

To the rear of the rear garden with power and light. Wider than standard single size with up and over door.



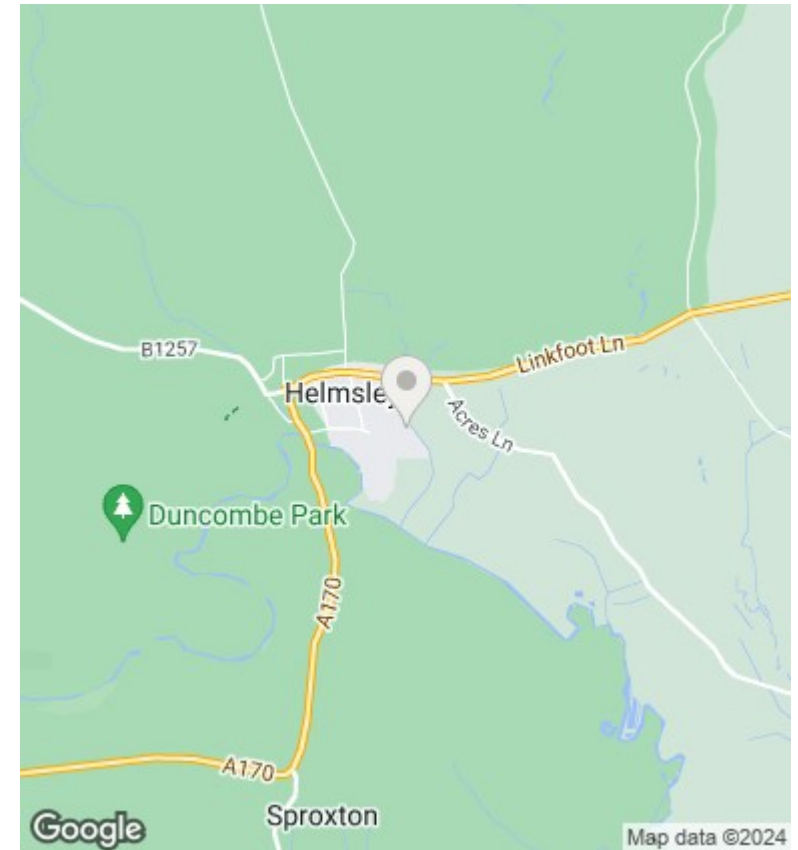


Approximate Gross Internal Area 1162 sq ft - 108 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	