



Sunnyside, Main Street | Harome. YO62 5JF

Sunnyside is a three bedroom semi detached bungalow occupying a pleasant position within this highly regarded village of Harome which lies just South East of the attractive market town of Helmsley. The present owners have recently refurbished the bungalow to a good standard. The well proportioned accommodation comprises entrance hallway, sittingroom, spacious dining

kitchen with fitted units, conservatory, three bedrooms and bathroom. Externally there is a gravelled driveway providing turning and parking area leading to garage. A good sized enclosed rear garden comprises lawned and pebbled areas. Helmsley offers a good range of local amenities and recreational facilities and is only a short drive away.



Guide Price £425,000

Sunnyside, Main Street | Harome



Accommodation Comprising

Entrance Door

Leads to reception hallway.

Reception Hallway

With part quarry tiled flooring, central heating radiator, access to good sized boarded loft space with a possibility of converting into further accommodation subject to usual planning consent.

Cloakroom

Comprising low flush w.c, wash hand basin and extractor fan.

Sitting Room

With double glazed windows to the front and side elevations, central heating radiator.

Spacious Dining Kitchen

Comprising Belfast sink with mixer tap over, extensive range of good quality wall and base units incorporating drawer compartments with display cabinets. Worktops are part granite and hardwood block work. There is a space for a dishwasher/washing machine. There are double glazed windows to the side and rear elevations, spot lighting and central heating radiator.

Bedroom One

Double glazed window to the front elevation and central heating radiator.





Bedroom Two

With double glazed window to the rear elevation, central heating radiator.

Bedroom Three

With central heating radiator, double glazed window to the rear elevation. Tiled fireplace.

Bathroom

With panelled bath, shower cubicle with shower unit and tiled tray, pedestal wash hand basin, low flush w.c., chrome heated towel rail, extractor fan, partial wall tiling.

Rear Porch

With tiled flooring, double glazed window, central

heating radiator and door to outside.

Outside

There is a gravelled driveway capable of parking several cars leading to good sized GARAGE, having floor standing boiler, single glazed window, light and power. Large rear garden with raised lawn and pebbled areas with a good degree of privacy.

Services

Mains electricity, water and drainage are connected. Oil fired central heating system.



Sunnyside, Main Street | Harome

Ground Floor

Approx. 100.4 sq. metres (1081.0 sq. feet)



Total area: approx. 100.4 sq. metres (1081.0 sq. feet)
Sunnyside, Harome

VIEWING

Strictly By Appointment with the agents.

COUNCIL TAX BAND

C

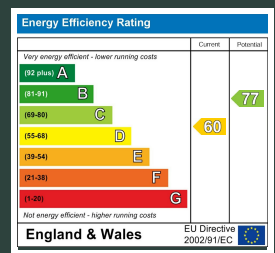
ENERGY PERFORMANCE RATING

D

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801