



## 18 Con Owl Close | Helmsley, York

An attractive modern semi-detached home with front and rear gardens situated in this quiet cul-de-sac location in the sought-after market town of Helmsley. No onward chain.

- Attractive semi-detached family home
- Living room, kitchen/dining area
- Front and rear gardens
- No onward chain
- Highly sought-after residential area
- Three bedrooms and bathroom
- Off-street parking and garage

**Guide Price £290,000**



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## ACCOMMODATION ON THE GROUND FLOOR

**ENTRANCE PORCH**  
uPVC double glazed door, door to:

**SITTING ROOM**  
14'5" x 14'2" (4.39m x 4.32m)  
Front aspect uPVC double glazed window, staircase to first floor, radiator.

**KITCHEN**  
14'5" x 9'4" (4.39m x 2.84m)  
Rear aspect 2 no. uPVC double glazed windows, uPVC double glazed door to outside, 1.5 bowl stainless steel sink and drainer with chrome mixer taps over, range of wall and base mounted units, extractor fan, tiled floor, wall mounted boiler.

## TO THE FIRST FLOOR LANDING

**BEDROOM 1**  
8'4" x 13'7" (2.54m x 4.14m)  
Front aspect uPVC double glazed window, radiator.

**BEDROOM 2**  
8'4" x (2.54m x )  
Rear aspect uPVC double glazed window, radiator, loft hatch.

**BEDROOM 3**  
Front aspect uPVC double glazed window, over stairs cupboard, radiator.

**BATHROOM**  
Front aspect uPVC double glazed window, three piece suite comprising panelled bath with chrome shower fitting and glazed screen, pedestal wash hand basin, low flush wc, radiator.



### OUTSIDE

To the front, there is a paved driveway to the side leading to garage, to the front there are lawned gardens. To the rear, there are enclosed lawned gardens with paved patio and gravelled path.

### GARAGE

With up and over door to the front, electric power and light.

### SERVICES

Mains water, gas, electricity and drainage. Gas fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

### TENURE

We understand to be freehold with vacant possession on completion.

### VIEWING

Strictly by appointment with the Agents. Tel: 01439 770232.

### COUNCIL TAX BAND

The property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

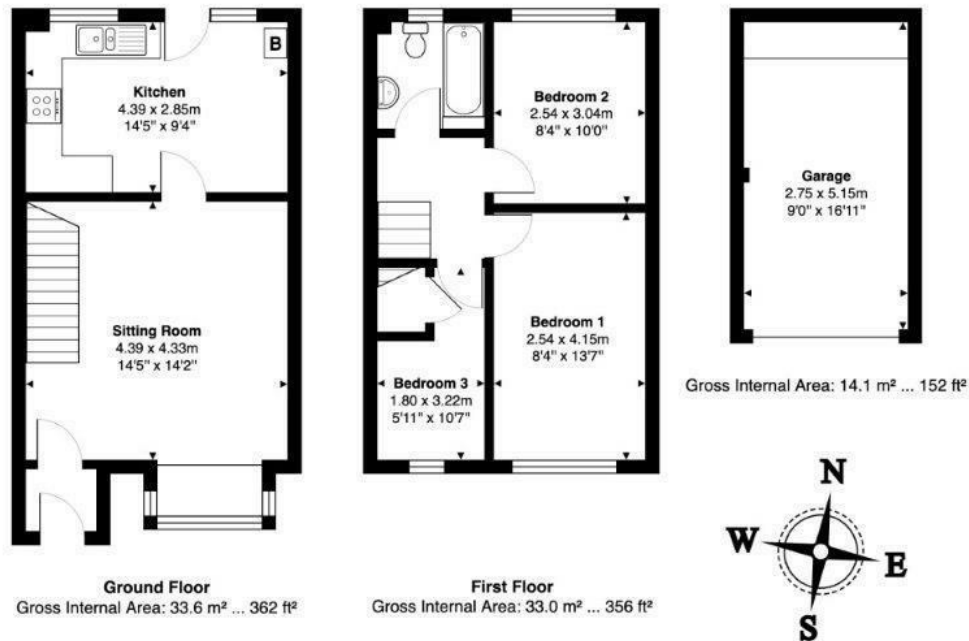
### ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed online ([www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)) or at our Helmsley Office.



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## 18 Con Owl Close, Helmsley, YO62 5DU



All measurements are approximated for display purposes only and should be independently verified  
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### COUNCIL TAX BAND

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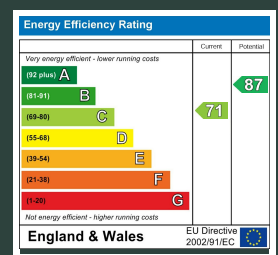
### ENERGY PERFORMANCE RATING

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[boultoncooper.co.uk](http://boultoncooper.co.uk)



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**BC**  
Est. 1801