



## 6 Castle Court | Helmsley, York

A first floor apartment in this popular over 50 years development of Castle Court, only a short walking distance of Helmsley town centre. With allocated parking space and access to communal grounds with visitor parking.

- First floor apartment
- Two bedrooms and shower room
- Allocated parking space; visitor parking
- To be let on an initial 6 month Assured Shorthold Tenancy
- No smokers or pets allowed
- Kitchen, living room
- Attractive communal gardens
- Convenient location close to the centre of the historic market town
- Usual reference checks apply following an application
- Available 5th August or sooner by agreement

**£700 PCM**





# 6 Castle Court | Helmsley, York



## ACCOMMODATION

### ENTRANCE

A composite entrance door to staircase leading to the first floor and internal door into the apartment.

### ENTRANCE HALL

6'9" x 4'2" (2.06m x 1.27m)

Security entrance telephone, built-in cupboard, night storage heater, loft hatch.

### LIVING

13'0" x 13'0" (3.96 x 3.96)

Dual aspect uPVC double glazed windows, electric fireplace with decorative surround, Creda electric storage heater, telephone and TV aerial points.

## KITCHEN

8'11" x 8'4" (2.72m x 2.54m)

Range of fitted base and wall mounted units with work surfaces over; 1.5 bowl sink and drainer with chrome mixer taps over; space for double electric oven and grill; plumbing for washing machine and dishwasher; uPVC double glazed window to the front extractor fan?

### BEDROOM 1 (NE)

13'2" x 10'4" (4.01 x 3.15)

Side aspect uPVC double glazed window, built-in wardrobe, Creda electric storage heater.

### BEDROOM 2 (NW)

8'9" x 7'7" (2.67 x 2.31)

Side aspect uPVC double glazed window, electric radiator.



### SHOWER ROOM

8'5" x 7'2" (2.57m x 2.18m)

A three piece suite comprising double shower cubicle with electric shower with chrome fittings, glazed enclosure and double doors; low flush wc; wash hand basin into vanity unit; heated towel rail; extractor fan. Airing cupboard with shelving and housing the hot water cylinder.

### OUTSIDE

Visitor parking on the development and an allocated parking space. To the right of the front door and under the archway, immediately below the apartment, is a walk-in store.

### VIEWING

By appointment with the Agents, Helmsley office 01439 770232.

### DIRECTIONS

Proceed along High Street in the direction of the church taking the first left turn opposite the Feversham Arms and first right onto Castle Court and the property is located directly ahead identified by our "To Let" board.

### SERVICES

Mains electricity, water, and drainage.

### COUNCIL TAX

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

### AGENTS NOTES

Occupancy of this apartment is solely for persons aged 50 years and over.

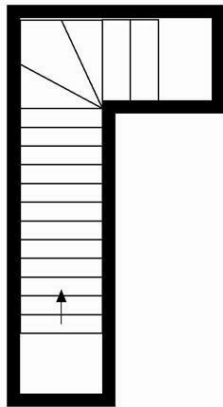
### ENERGY PERFORMANCE RATING

Assessed in Band TBC. The full Energy Performance Certificate can be viewed at our Malton office.





# 6 Castle Court | Helmsley, York



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2015

## VIEWING

Strictly by appointment with the Agent

## COUNCIL TAX BAND

C

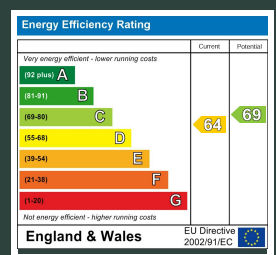
## ENERGY PERFORMANCE RATING

D

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: reception@boultoncooper.co.uk



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