

# Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

## **1 ASHWOOD CLOSE, HELMSLEY, YORK, YO62 5HW**



- A superb stone and pantile detached bungalow
  - Two bathrooms - one en-suite
  - Immaculate condition throughout
  - Prime residential location
- 3 double bedrooms
- Two reception rooms and Conservatory
- Double garage and Manicured garden
- Close to town centre

**PRICE GUIDE £695,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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## Description

This immaculate stone and pantiled bungalow stands prominently on the corner of Ashwood Close and Feversham Drive, a prime and established residential area of the town. The accommodation (approximately 1,462 square feet) is both superbly well-equipped and decorated, offering three double bedrooms, the master with an en suite bathroom. A spacious entrance hall leads to the sitting room with double doors opening to the dining room and, in turn, the kitchen. In addition, there is a utility room and a house bathroom. The conservatory opens to the flagged terrace and attractive garden.

The bungalow stands back from the road with a lawned garden to the front and side, and a lovely rear garden principally laid to lawn, flanked by flowering herbaceous borders and enclosed within high fenced boundaries. The double garage is of stone and pantile construction and also provides a workshop area.

Helmsley is a sought-after town with a weekly market on a Friday and an array of shops providing important everyday amenities, as well as good eateries, craft shops, boutiques, and a well-stocked delicatessen. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden, and Helmsley Art Centre, popular for its film programmes, theatre productions, art exhibitions, and workshops. Helmsley lies on the borders of the North York Moors National Park with its stunning scenery and numerous recreational pursuits. The A170 Thirsk to Scarborough road also links to other local towns.

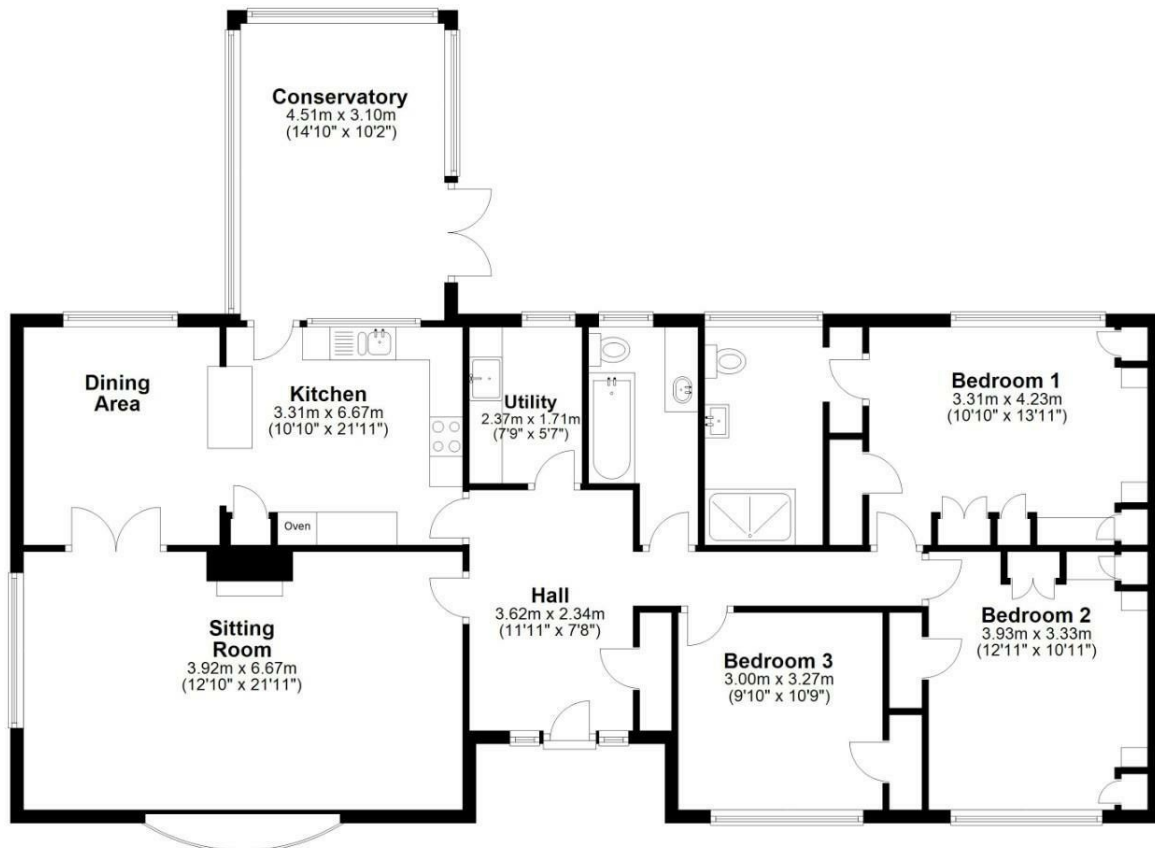
## General Information



# Accommodation

## Ground Floor

Approx. 135.9 sq. metres (1462.7 sq. feet)



Total area: approx. 135.9 sq. metres (1462.7 sq. feet)

**1 Ashwood Close, Helmsley**

### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 61      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|   |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |





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