

Rounthwaite **R&W** Woodhead

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

THE OLD MILL BRIDGE STREET, HELMSLEY, YORK, YO62 5BG



- A UNIQUE AND FASCINATING FORMER MILL BUILDING
- 3 BEDROOMS AND 3 RECEPTION ROOMS
- COVERED TERRACE OVERLOOKING BEAUTIFUL GARDEN
- EXTENSIVE ATTACHED WORKSHOP/STORE
- CENTRAL HELMSLEY LOCATION
- POTENTIAL TO DEVELOP FURTHER (SUBJECT TO CONSENTS)
- 2 MEANS OF ACCESS
- MANY ORIGINAL FEATURES

PRICE GUIDE £750,000

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

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

The Old Mill is an intriguing detached property with lovely garden a short distance from the Market Place. Vehicular access is from Pottergate, and there is access on foot to Bridge Street and the town centre shops. The property provides interesting accommodation on three levels and has an adjoining workshop and garaging which subject to consents provides good potential to incorporate or divide into another unit. There are two means of access to the property. Currently the accommodation provides a garden room, games room/sitting room, living room, kitchen/diner, utility room, 3 bedrooms and bathroom. There is access from the accommodation to the workshop.

Outside the covered terrace overlooks the private garden with its high boundary fences and walls. It is a rarity to have such a fantastic secluded plot so near the town centre.

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

Services: Mains water, electricity and gas. Connected to mains drainage.

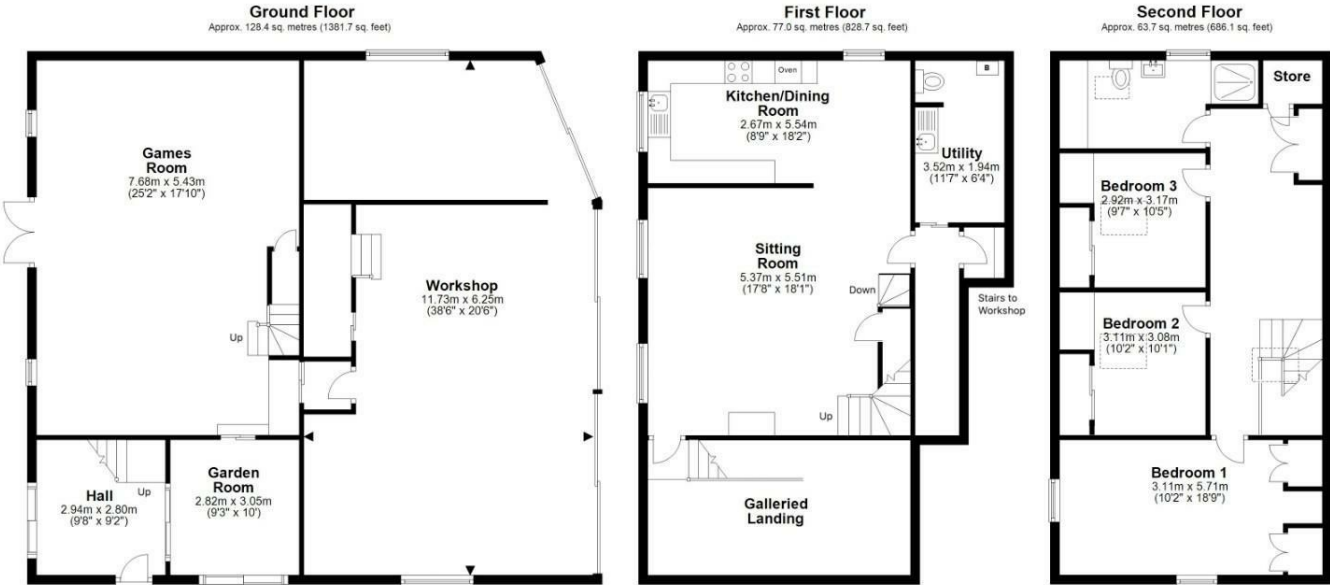
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents:
Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: We are informed that the property lies in band E.



Accommodation



Total area: approx. 269.1 sq. metres (2896.5 sq. feet)
The Old Mill, Helmsley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
EU Directive 2002/91/EC		
England & Wales		

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



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead