



Back Lane, Helperby

OIRO £350,000



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Freehold | EPC rating: D

- Village Location
- Off Street Parking
-

- South Facing Garden
-
-

BELVOIR!

Property is personal

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Description

To the ground floor the property has two reception rooms and a recently fitted kitchen and to the first floor are three bedrooms and recently modernised house bathroom.

On entering into the property you are welcomed into the hallway offering access to all ground floor rooms and stairs to the first floor.

Photographs



Rooms

Living Room

The living room has wood effect flooring and a large double glazed window to the front elevation, A multifuel stove sits on a tiled hearth.

17.6ft x 12ft (5.35m x 3.65m)

Garden Room

To the rear of the property taking the footprint of the original conservatory this lovely room could make a study or dining room, south facing so basks in sunshine and the bifold doors allow the outside in.

11.6ft x 9.7ft (3.53m x 2.96m)

Bedroom One

To the front of the property, this large double bedroom has fitted storage and lovely view across the fields.

13.6ft x 12.6ft (4.15m x 3.83m)

Bedroom Three

To the rear this good size bedroom currently has fitted desk and storage. With window to the rear elevation.

10.4ft x 6.8ft (3.17m x 2.06m)

Garage

The garage is detached from the house and has an up and over door to the front and glazed door to the garden. With eaves storage, power and lights it's a very useful space.

16.3ft x 8.9ft (4.98m x 2.71m)

Kitchen

With sage coloured base and wall units and granite effect composite worktops the kitchen has been recently upgraded to include integrated dishwasher, washing machine, electric oven, microwave and fridge. The floor is covered with vinyl tiles.

14.8ft x 9.7ft (4.5m x 2.96m)

Downstairs Toilet

With velux window to the roof the downstairs loo has toilet and basin.

Bedroom Two

The second bedroom has two windows to the rear elevation.

13.5ft x 9.4ft (4.11m x 2.86m)

Bathroom

Recently updated the bathroom has an enclosed shower cubicle, bath, loo and basin, with fitted storage and obscured glass window to the rear.

8.1ft x 7.4ft (2.47m x 2.25m)

Garden

The beautiful south facing garden is mainly paved with well established flower beds and a small pond. A wooden shed offers storage and a log store is situated next to the house.

Helperby Village

Village life is very fulfilling in Helperby, with two pubs, a well stocked butchers, a primary school and a well supported village hall which offers a variety of events, including pop up restaurants. There is a weekly bakery van and also a fish and chip van that visits on Wednesday evenings.

Location

Conveniently located for the A1(M) and the popular market towns of Easingwold (6.5 miles) and Boroughbridge (5.5 miles), both of which have an extensive range of amenities and schooling for all ages. The City of York is about 17 miles away, the Spa Town of Harrogate is within 16 miles and Leeds city centre about 34 miles away.

Cundall Manor School is under two and a half miles away, Ampleforth college is about 14 miles distant, with further private schools: St Peter's, Bootham and The Mount are all within York centre.

Helperby is also within close proximity to the A19 (7 miles) offering good transport links. York and Thirsk (12 miles) railway stations offer East Coast mainline services with direct links to London Kings Cross, Newcastle, Manchester and Edinburgh.

More photographs



Floorplan



GROSS INTERNAL AREA
FLOOR 1: 563 sq. ft./52 m², FLOOR 2: 571 sq. ft./53 m²
TOTAL: 1134 sq. ft./105 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

