



29, BONDGATE

Helmsley, North Yorkshire, YO62 5EY

CROFT
LUXURY | LIFESTYLE | LOCATION

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29

Bondgate sits just off the market square in this very popular and convenient part of the lovely market town of Helmsley and although not a huge house it packs a good punch! It would serve as an ideal holiday home or second home and is beautifully presented and well laid out.

AN ATTRACTIVE 2 TO 3 BEDROOM
CHARACTERFUL COTTAGE WITH A BEAUTIFUL
GARDEN JUST OFF THE SQUARE, IN THE
POPULAR MARKET TOWN OF HELMSLEY

York 24 miles | Thirsk 14 miles | Scarborough 30 miles



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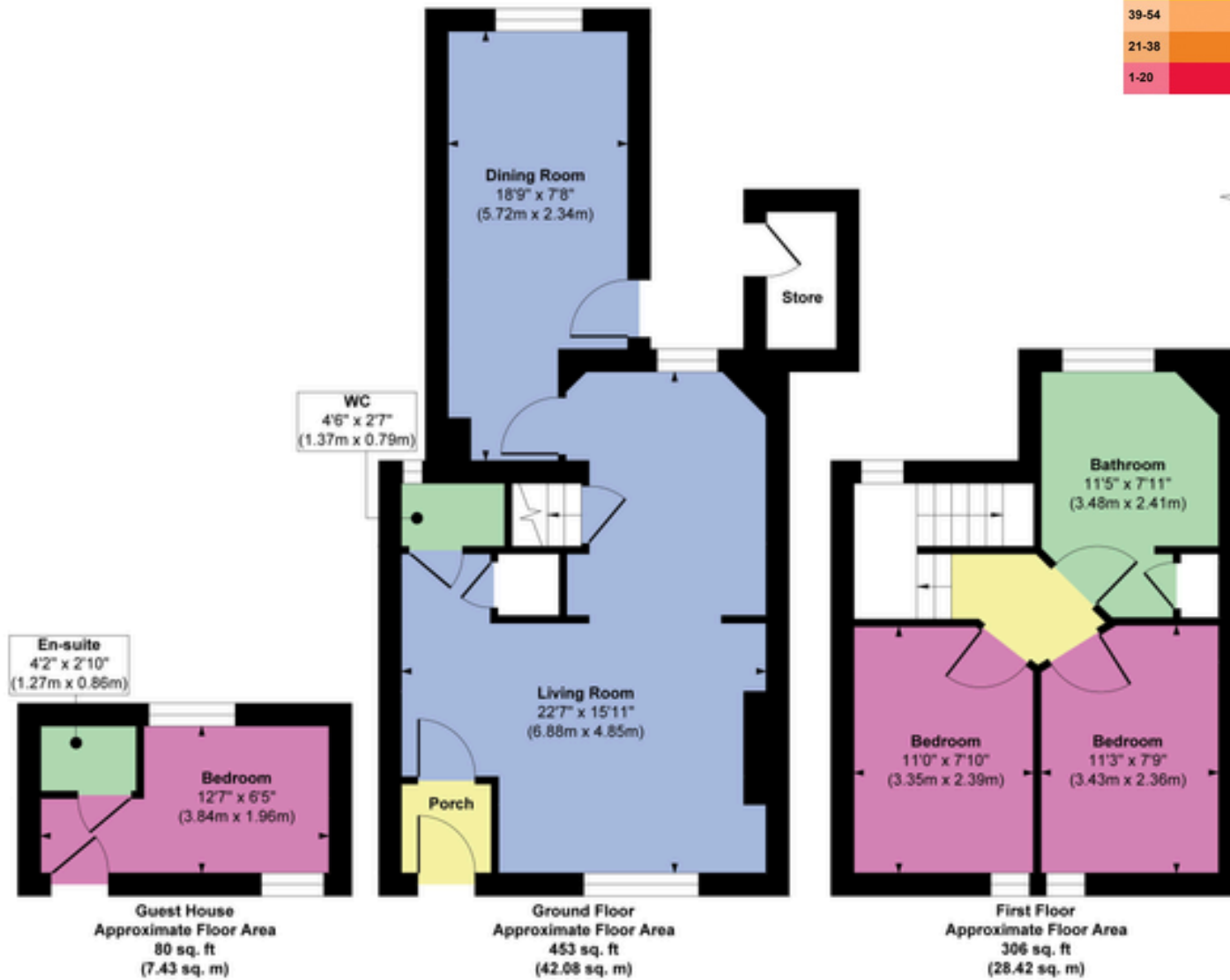
Porch, sitting room, dining area, kitchen and w/c.

Two double bedrooms and spacious bathroom.

Pretty garden to the front of the house and a private
landscaped garden to the rear, seating area off the kitchen and
one further up the garden and a garden room which is
currently used as bedroom three.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 839 sq. ft / 77.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Leaving Bondgate and entering No 29 you are greeted by a spacious and stylish sitting room where there is plenty of space for guests and family with a useful part of the room being an 'L' shape so perfect for the dining area.

This room has a lovely view onto the front garden and a log burner as its centre piece (for the colder months).



The kitchen is at the rear of the property and is stylish and well thought out with everything you need and room for dining. The current owners have created a lovely sitting area just outside of the kitchen, perfect for alfresco entertaining.

Mains water, electric and drainage.

The central heating is via a gas fired boiler.







Upstairs there are two good sized double bedrooms and a stunning bathroom with a freestanding bath – to ‘soak’ up views of the garden and large walk-in shower.





Outside

The rear garden is extremely private and secure with a lawned area in the middle surrounded by well established and very pretty borders – packed with flowers and shrubs.



Garden Studio / Annexe

At the top of the garden is a beautiful garden studio which is home to Bedroom three. This is a magical bedroom with we and arguably a perfect place to wake up to the church bells and just step out onto the terrace for breakfast! This is a real sun trap in the summer months and a just a perfect place to sit and relax and fire up the BBQ.





Environs

Helmsley is a popular and busy market town with plenty of independent shops and boutiques, cafes, bars, restaurants and hotels. Helmsley is also only 14 miles to Thirsk and 27 miles to York to pick up excellent rails links north and south as well as the main motorway network.



The area boasts some of the best places to eat, including the Star Inn, Harome, the Pheasant at Harome, the Black Swan at Oldstead and Abbey Inn at Byland, and so many more!

On the doorstep are Duncombe Park and Helmsley Castle as well as the North Yorks Moors National Park for those who love the great outdoors. York, is an easy drive away where you can enjoy all the historic city has to offer in terms of both dining and entertainment or instead head to the coast, Whitby or Scarborough for beach days!





Viewings strictly by appointment

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