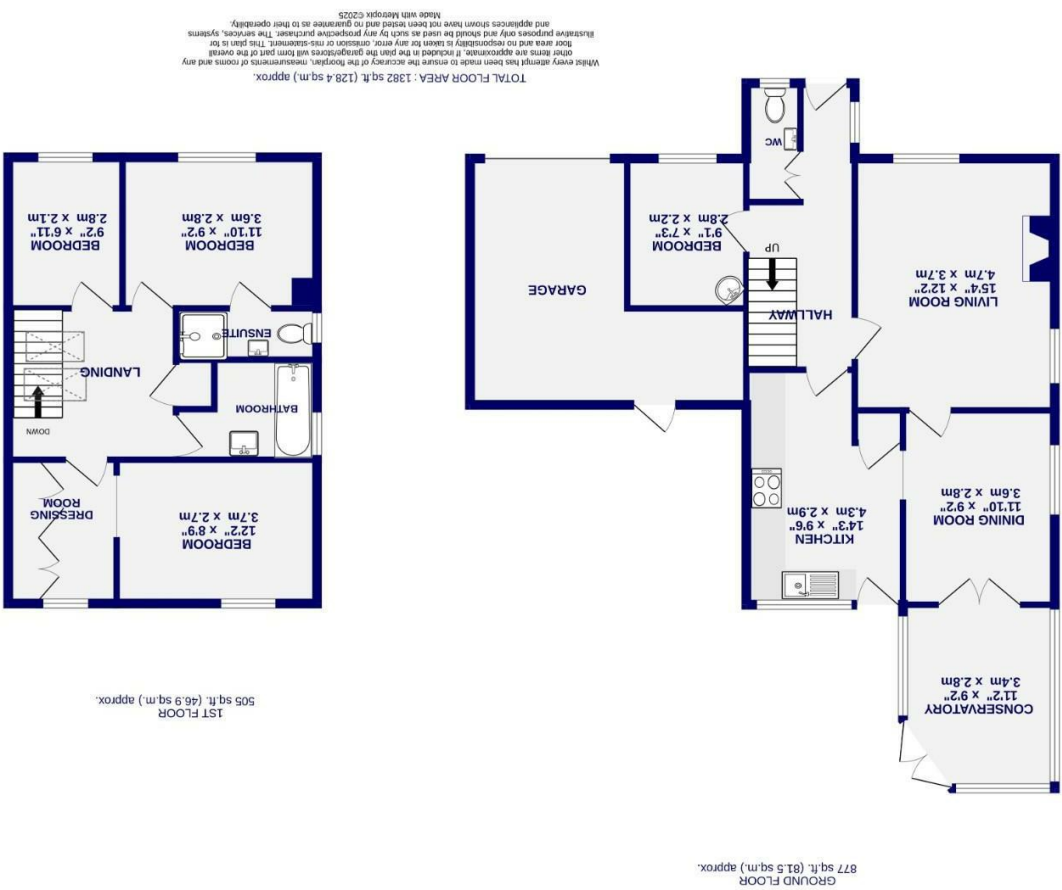


# Dunroyal Close Helperby, York YO61 2NH

Freehold  
Council Tax Band - E

- Detached House
- Four Bedrooms
- South Facing Rear Garden
- Solar Panels
- Driveway & Garage
- Sought After Cul De Sac Location
- EPC TBC



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Dunroyal Close  
Helperby, York  
YO61 2NH

Guide Price £400,000

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An extended four-bedroom detached house located in the ever-popular village of Helperby.

Situated in the charming village of Helperby, just a short drive from York and Ripon, the property benefits from a welcoming community and an excellent range of local amenities.

The accommodation briefly comprises a front entrance hallway with a cloakroom WC, leading into a spacious lounge with dual aspect windows and a central stove. The modern kitchen, featuring cream units and pine handles, is equipped with a range of integrated appliances. The central dining room, also with dual aspect windows, is flooded with natural light and opens onto a rear conservatory. Completing the ground floor is an extended fourth bedroom or office, which has been created from part of the integral double garage.

Upstairs, the property offers three bedrooms. The master bedroom, originally two rooms, now features a walk-in dressing room, but could easily be reinstated as a fifth bedroom. There is a family bathroom and an en-suite shower room to the front double bedroom. Additionally, the property benefits from solar panels, helping to reduce energy bills and currently generating a return via the feed-in tariff.

Externally, the property offers a front garden and driveway, while the rear garden is south-facing with a patio area, offering ample space for outdoor living. There is also potential space for a hot tub, available by further negotiation.

Council Tax Band- E  
EPC Rating - C

