

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



17 CON OWL CLOSE, HELMSLEY, YO62 5DU

**A superbly presented semi detached house with garden, garage & parking
available to purchase with no onward chain**

Entrance Hall

South Facing Sitting Room

Kitchen/Diner

2 Double Bedrooms

Bedroom 3 / Study

Bathroom

Detached Garage + Parking

Enclosed Garden + Patio

EPC Rating D

PRICE GUIDE: £235,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Situated within a quiet residential cul-de-sac on the edge of the ever-popular market town of Helmsley, at the foot of the spectacular North York Moors National Park, this attractive semi-detached brick-built home offers well-balanced accommodation, with an enclosed garden, garage and driveway parking. Built in the early 1990s and enjoying a peaceful position with no through traffic, the property is ideally suited to first-time buyers, families, downsizers and those seeking a comfortable home in one of Ryedale's most sought-after locations.

A welcoming entrance hall provides access to a bright, south-facing sitting room creating a warm and inviting living space throughout the day. A generous understairs storage cupboard offers excellent practical space for coats, cleaning equipment and everyday household essentials. The accommodation flows nicely through to the kitchen/diner which overlooks the rear garden; the kitchen is wonderfully light and airy and comes equipped with an integrated electric double oven and fridge/freezer. A freestanding washing machine and tumble dryer (in the garage) are included and are approximately 12 months old.

To the first floor are 3 bedrooms, comprising 2 good size doubles and a single bedroom currently arranged as a home office, providing excellent flexibility for modern living. These are complemented by a smart, well-appointed bathroom. There is loft access, creating potential for additional storage.

A detached single garage has power, light and a fitted workbench with vice together with a tumble dryer. A gated driveway in front provides valuable off-road parking. The rear garden has been neatly landscaped with a level lawn, a colourful wildflower corner that attracts bees and butterflies, and a paved seating area immediately outside the back door—perfect for outdoor dining, barbecues or displaying planted containers etc.

A superbly kept home, ready to move into with no onward chain.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. The gas combi boiler was installed in 2021.

Council Tax: North Yorkshire Council - band C.

EPC Rating: D

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

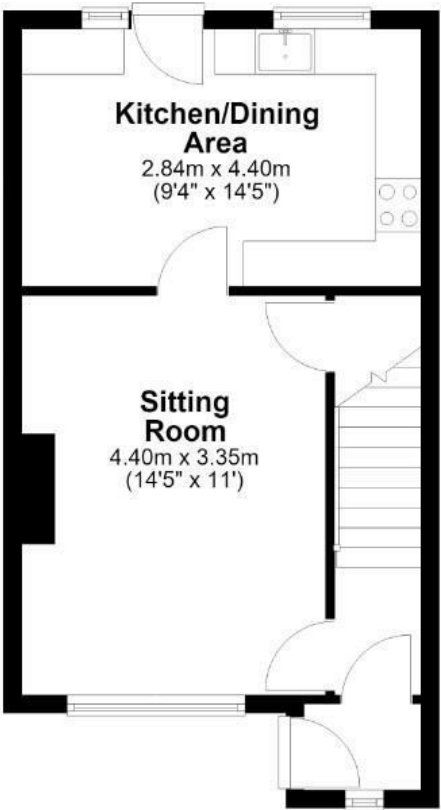
Viewing Arrangements: Strictly by appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk



Accommodation

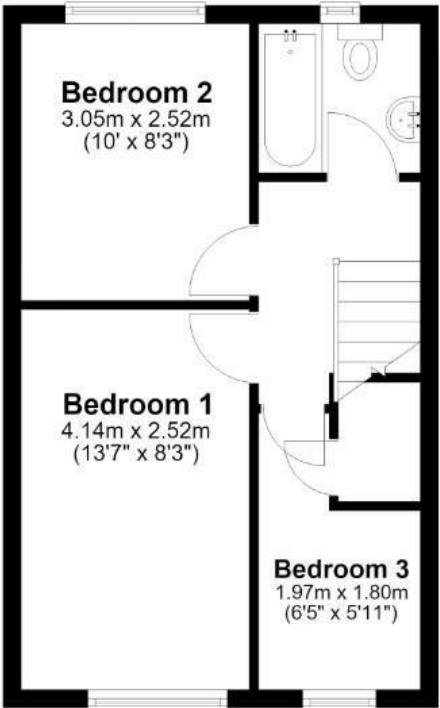
Ground Floor

Approx. 33.6 sq. metres (362.2 sq. feet)

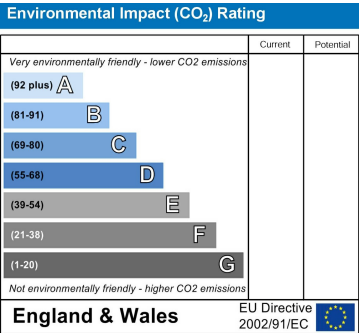
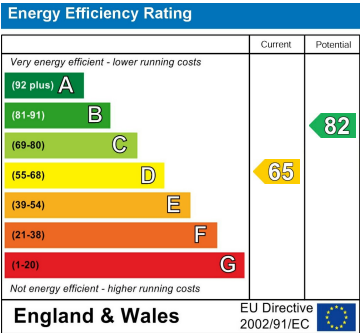


First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 65.9 sq. metres (709.8 sq. feet)
17 Con Owl Close, Helmsley





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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