



7 Villiers Court

Helmsley, YO62 5AX

Offers Over £350,000



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Tucked away in a quiet cul-de-sac, in the charming village of Helmsley, York, this delightful detached house at Villiers Court offers an exceptional opportunity for families seeking a comfortable and spacious home. With three generously sized double bedrooms and a ground floor bedroom/office, this property ensures ample space for everyone. The ground floor bedroom adds convenience, making it ideal for guests or those who prefer to avoid stairs. The heart of the home features an inviting reception room, perfect for both relaxation and dining. The addition of a sunroom, complete with bifold doors, seamlessly connects indoor and outdoor living, allowing natural light to flood the space and providing a lovely view of the low maintenance garden. The property also includes a part garage, offering valuable storage options, and parking, ensuring practicality for everyday living. Set in a highly desirable location, this home is surrounded by the picturesque scenery and community spirit that Helmsley is known for, making it an ideal choice for families. In summary, this detached house combines comfort, style, and functionality in a sought-after area, making it a perfect place to create lasting memories. Don't miss the chance to make this wonderful property your new home.

- A wonderful stone built detached family home in a great location!
- Three good sized bedrooms to the first floor
- Ground floor bedroom
- Extended to the rear to create a lovely sunroom
- Part garage for storage and driveway parking
- A lovely cul-de-sac position
- Within catchment for Ryedale School
- Viewing advised not to miss out!

Entrance Hall

With door to the front aspect, radiator, stairs to the first floor and understair storage.

Guest WC

4'11 x 5'2 (1.50m x 1.57m)

With low flush WC, pedestal hand wash basin, part panelled walls, radiator and UPVC double glazed window to the front aspect.

Kitchen Area

11'1 x 9'4 (3.38m x 2.84m)

A modern kitchen with fitted wall and base units with intergrated dishwasher, fridge, electric hob and oven with extractor hood, part tiled walls, sink and drainer unit, door to the garage space and UPVC double glazed window to the front aspect.

Sitting Room/Dining Area

19'3 x 12'5 (5.87m x 3.78m)

With UPVC window and doors to the sunroom, radiator, space for dining area, TV point, wood effect flooring and wood burning stove.

Sunroom

15'9 x 8'3 (4.80m x 2.51m)

A lovely room with exposed stone feature wall, wood effect flooring and bi-fold doors to the garden. Door to the ground floor bedroom or office.

Ground Floor Study/Bedroom Four

Double glazed window to the rear aspect and radiator.

First Floor Landing

Doors to the bedroom and bathroom. Loft access which is part boarded and UPVC window to the side aspect.

Bedroom One

10'8 x 10'3 to front of wardrobes (3.25m x 3.12m to front of wardrobes)

A lovely double room with UPVC window to the front aspect, radiator and built in wardrobes.

Bedroom Two

8'8 x 10'5 (2.64m x 3.18m)

Double room with UPVC window to the rear aspect, radiator and airing cupboard.

Bedroom Three

8'9 x 9'5 (2.67m x 2.87m)

Another double room with UPVC window to the rear aspect, radiator and built in wardrobe.

Family Bathroom

10'3 x 5'1 (3.12m x 1.55m)

Modern suite with panel bath with shower over with screen, vanity wash basin, low flush WC, radiator, part tiled walls and UPVC window to the side aspect.

Exterior

To the front of the property is a tarmac drive to the garage with outside tap and front lawned garden area. There is a rear, fenced and fully enclosed lawned garden with raised decked area and side access gate.

Part Garage

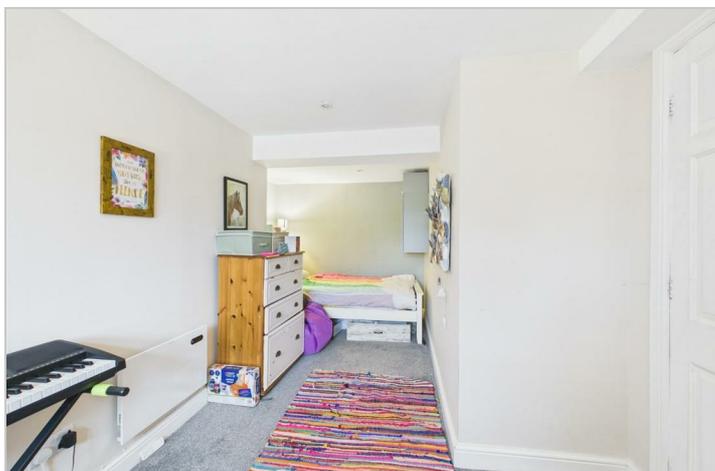
The garage is a 3/4 garage and is used for storage with up and over door, light and power.

Services

Mains connected to gas, water, drainage and electric.

Helmsley

Helmsley is a picturesque market town in the Ryedale district of North Yorkshire. Historically part of the North Riding of Yorkshire, the town is located at the point where Ryedale leaves the moorland and joins the flat Vale of Pickering. The village itself has plenty of local amenities, shops and cafes. Good junior school and within the catchment area for Ryedale secondary school.



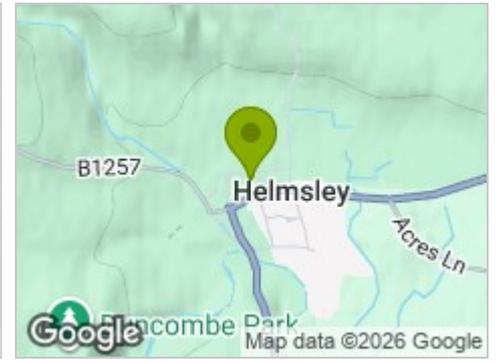
Road Map



Hybrid Map



Terrain Map



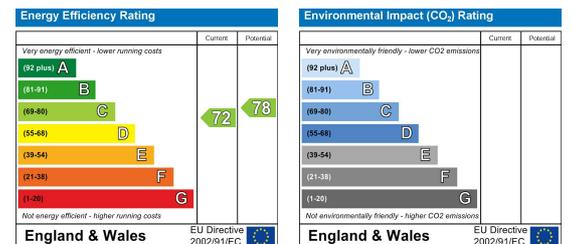
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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