

Peter
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ESTATE AGENTS

**2, Southlands, Helmsley, York
YO62 5DH
Price Guide £595,000 to £635,000**

www.peterillingworth.co.uk
Freehold, EPC Band C
Property Tax Band E

Set within a highly sought-after residential area, just a short stroll from the centre of Helmsley, this attractive detached home has been substantially improved and extended to provide spacious and versatile accommodation. Designed in a bungalow style with additional first floor rooms, the property offers a flexible layout ideally suited to family occupation, retirement or those seeking adaptable living space. The well-planned accommodation includes generous reception rooms, a fitted kitchen, four bedrooms and two bathrooms, including principal bedroom with dressing room.

The property benefits from gas fired central heating and double glazing throughout, providing comfortable and energy-efficient living. Light and well-proportioned rooms are complemented by attractive outlooks over the gardens, creating a welcoming atmosphere throughout.

Outside, beautifully maintained lawned gardens with well-stocked flower beds combine with a patio, creating an ideal setting for relaxation and outdoor entertaining. A particular feature is the detached garage with workshop and high ceilings, offering excellent storage, hobby or workspace potential, together with generous private parking and car standing.

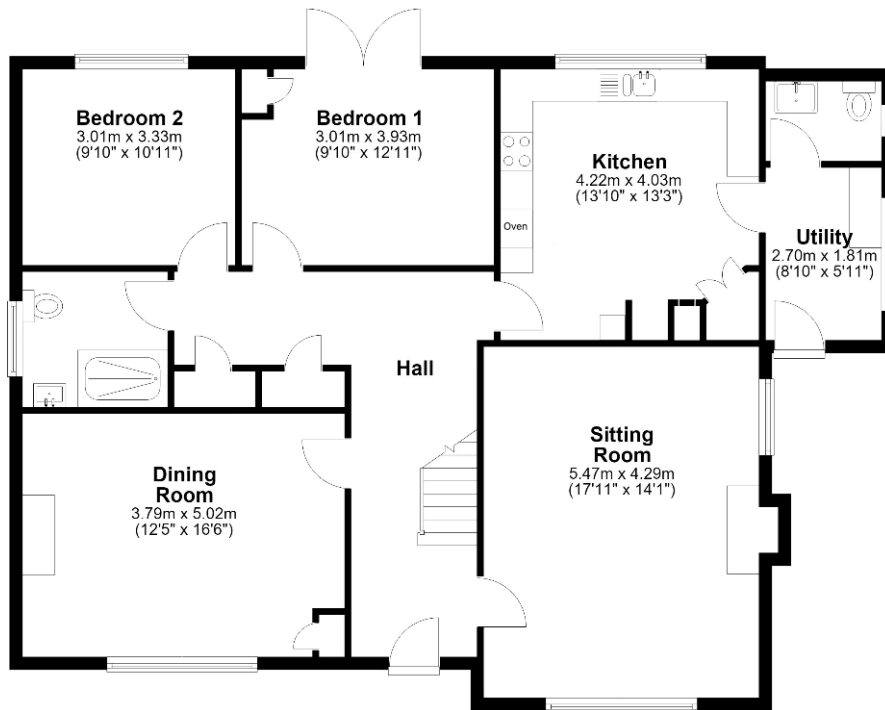
Helmsley is widely regarded as one of North Yorkshire's most desirable market towns, offering an excellent range of independent shops, delicatessens, cafés, restaurants and public houses, together with a medical centre, primary school and recreational facilities. The nearby North York Moors National Park provides outstanding countryside, walking and cycling opportunities, making this an exceptional location from which to enjoy both town and country living.

The ancient city of York and the Coastal resorts of Scarborough and Whitby are easily commutable, as are the local market towns of Kirkbymoorside, Pickering, Thirsk and Malton.



Ground Floor

Approx. 115.5 sq. metres (1243.6 sq. feet)

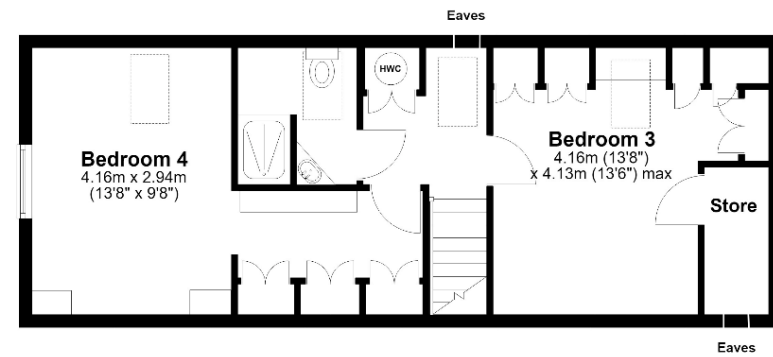


Total area: approx. 162.7 sq. metres (1751.6 sq. feet)

2 Southlands, Helmsley

First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



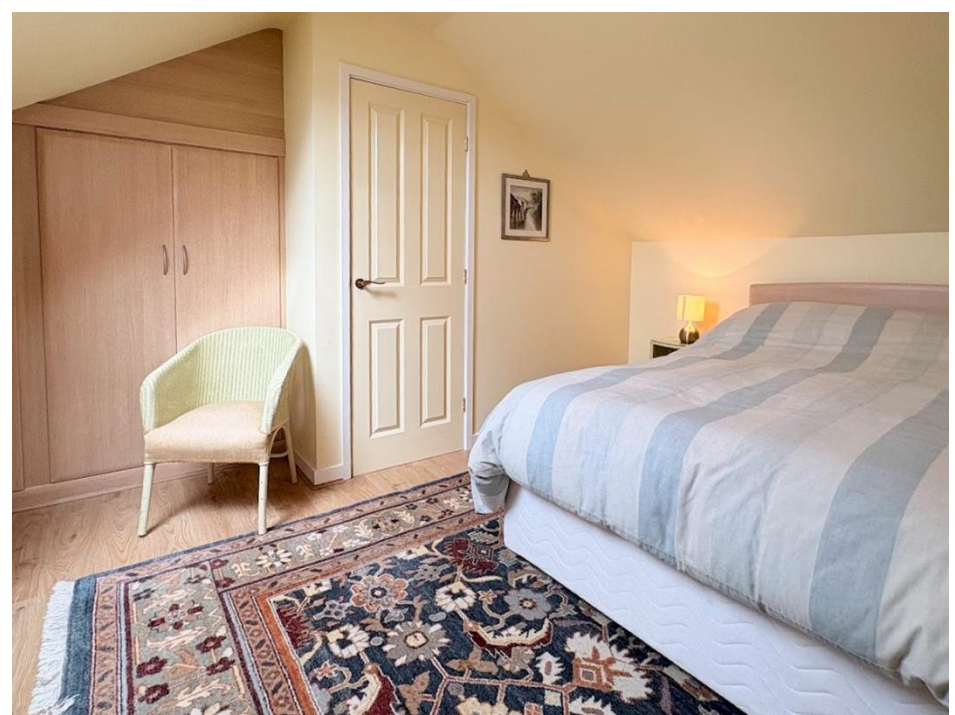
For information purposes, not to scale













Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Note: Southlands is a private roads. Obligation to repair road to width of property to the middle of the road.

Services: Mains water, drainage, gas and electricity are laid on.

EPC: Band C

Property Tax: Band E

Broadband:

Basic 16 Mbps, Superfast 61 Mbps and Ultrafast 1800 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///broken,thrillers.growl

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

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