# Back Lane, York YO61 2PL

£230,000

Stephensons
estate agents & chartered surveyors

A mid terrace property set in the heart of this ever popular village, offering spacious 3 bedroom living accommodation with off road parking and rear garden. The property requires some modernisation and is being offered for sale with both vacant possession and no onward chain.

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected, the property is heated via oil central heating.
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: B - North Yorkshire Council
EPC Rating: D (61)
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

An ideal opportunity for professional couples and DIY enthusiasts to acquire this 3-bedroom mid-terraced cottage set in the heart of Helperby which in turn offers quick and easy access to Easingwold, Boroughbridge and Thirsk.

The property is being offered for sale with no onward chain and requires a programme of cosmetic upgrading.

Internally the property is entered at the front through a uPVC double glazed front door into an entrance hall with staircase leading to the first floor accommodation. Radiator.

The principal reception room is the living room which is located at the front of the house, having an open fireplace set on a quarry tiled hearth with feature exposed brick surround. The lounge benefits from a television aerial point, radiator and features strip pine flooring as well as a bay window to the front elevation.

The property's kitchen is located at the rear and has a range of built-in base units to two sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tile splashbacks. Included within the sale is a built-in Lamona electric oven with 4-point ceramic hob unit and extractor. There is a freestanding washing machine, fridge freezer unit, and a double glazed rear entrance door which gives access to the garden beyond.

The ground floor accommodation is completed by a separate dining room which also has an open fireplace set on a quarry tiled hearth with matching surround. The dining room also features strip pine flooring and a double radiator.

To the first floor are 3 bedrooms, a bathroom and a landing which houses the loft hatch.

Bedroom 1 is positioned at the front of the house having a double fronted built-in wardrobe as well as strip pine flooring. Bedroom 2 is positioned at the rear and includes the built-in airing cupboard with thermostatic control panel and pine flooring. Bedroom 3 is a single room and all three bedrooms benefit from radiators and double-glazed casement windows.

Finally there is a house bathroom which has a low flush w/c, wash hand basin and inset corner shower cubicle with wall mounted shower attachment and full height waterproof panel splashbacks. The bathroom also has a single radiator, mirror fronted medicine cabinet and vinyl flooring.

The property is accessed directly off Back Lane in Helperby onto a gravelled front hardstanding which provides off street parking.

The driveway steps up onto a front pathway and storm porch. There are herbaceous front and side borders in addition to walled and fenced lined boundaries.

A central alleyway with gated access from the front leading through into the rear and in turn accesses the built-in external store.

Adjoining the rear elevation is a flagged patio with rectangular lawn and central fishpond. Directly to the rear elevation is a lean-to greenhouse which houses the oil-fired central heating boiler. A garden shed is included within the sale.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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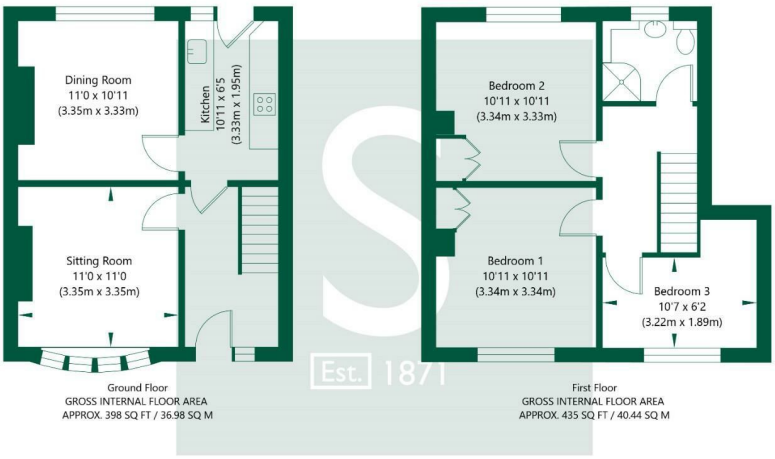


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 833 SQ FT / 77.42 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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