



## 6 Ryedale Close | Helmsley, York

A well-appointed detached bungalow situated within this private location, only a short walking distance of Helmsley town centre, enjoying substantial gardens and grounds and detached garage. The property offers scope for some modernisation and upgrading, and is offered for sale with no onward chain.

- Good-sized detached bungalow
- Three bedrooms and family bathroom
- Detached garage
- In need of a programme of modernisation and upgrading
- Living room and kitchen
- Substantial gardens and grounds
- Sought-after residential location
- No onward chain



**Guide Price £395,000**



# 6 Ryedale Close | Helmsley, York



## ACCOMMODATION

### ENTRANCE HALL

uPVC double glazed entrance door, radiator, Worcester gas fired boiler.

### SITTING ROOM

23'4" x 11'5" (7.13m x 3.48m)

Dual aspect with uPVC double glazed window to the front and uPVC sliding door to the rear, open fireplace with slate and stone hearth and surround, double radiator.

### KITCHEN

9'10" x 8'3" (3.00m x 2.52m)

Rear aspect uPVC double glazed window and door to outside, range of base and wall mounted units, sink and drainer with mixer tap over, integral Hotpoint oven, 4 ring gas hob with cooker hood over, consumer unit.

### BEDROOM 1

9'10" x 12'3" (3.01m x 3.74m)

Rear aspect uPVC double glazed window, fitted wardrobes with cupboards above, radiator.

### BEDROOM 2

13'0" x 12'8" (3.98m x 3.88m)

Dual aspect uPVC double glazed windows, radiator

### BEDROOM 3

9'4" x 8'2" (2.86m x 2.50m)

Front aspect uPVC double glazed window, built-in wardrobes, radiator.

### BATHROOM

Rear aspect uPVC opaque double glazed window, three piece suite comprising panelled bath with shower over, wash hand basin, part tiled walls, radiator.

### SEPARATE CLOAKROOM

Comprising wc.



## OUTSIDE

There are lawned gardens with herbaceous borders to the front, side and rear, together with driveway to the side, leading to the detached garage. To the rear, there are good-sized lawned gardens with herbaceous borders and paved patio area, pond, rockery and greenhouse.

## DETACHED GARAGE

18' x 9' (5.49m x 2.74m)

With electric roller shutter door to the front, personnel door to the side, electric power and light.

## SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## TENURE

We understand to be freehold with vacant possession on completion.

## VIEWING

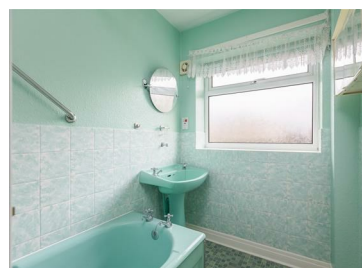
Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

## ENERGY PERFORMANCE RATING

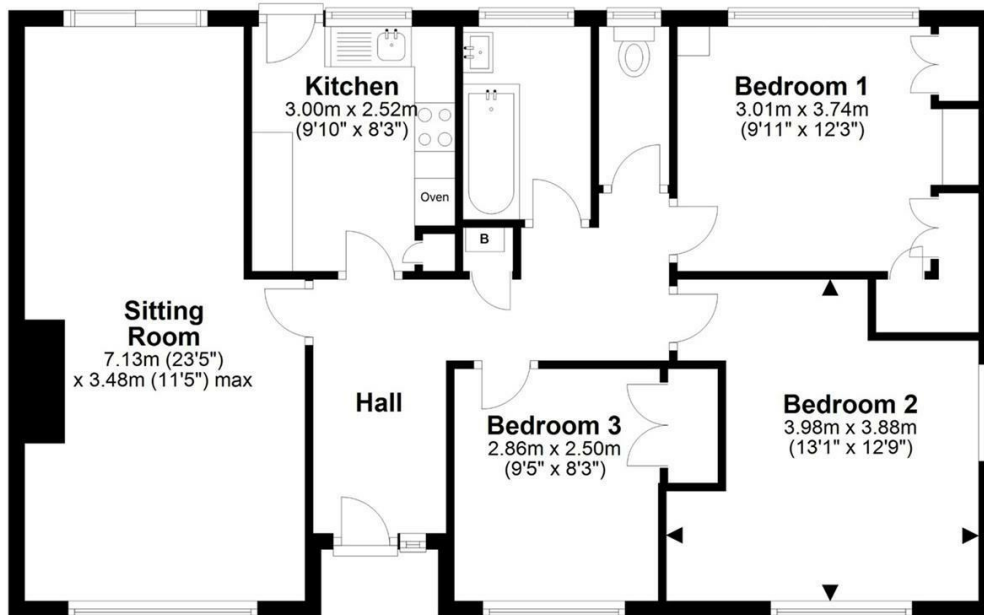
Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.





# 6 Ryedale Close | Helmsley, York

Approx. 82.2 sq. metres (884.9 sq. feet)



Total area: approx. 82.2 sq. metres (884.9 sq. feet)  
**6 Ryedale Close, Helmsley**

## VIEWING

Strictly by appointment with the Agents.

## COUNCIL TAX BAND

E

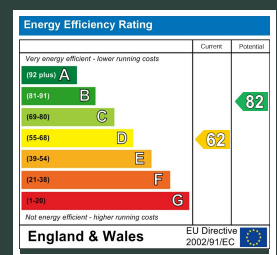
## ENERGY PERFORMANCE RATING

D

6 Bondgate, Helmsley YO62 5BR

t: 01439 770232

e: helmsley@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801