

3 ASHDALE ROAD HELMSLEY



A comprehensively refurbished, three-bedroom end terrace house with ample parking, large garage & pretty gardens, located within a short walk of Helmsley's many amenities.

Entrance hall, sitting room, kitchen diner, conservatory,
first floor landing, three bedrooms (two doubles, one single) & a house bathroom.

Gas central heating & uPvc double-glazing.

250sq.ft attached garage, tarmac driveway & attractive gardens to the front & rear.

Latent planning consent to add a fourth bedroom with en-suite above the garage.

Viewing is strongly recommended.

NO ONWARD CHAIN

GUIDE PRICE £295,000

A traditional end terrace house which has been comprehensively refurbished over the last year or so and now provides immaculately appointed three-bedroom accommodation, together with lovely gardens, extensive parking, and a large garage attached to the side. In addition to a complete cosmetic overhaul, including kitchen and bathroom replacement, the house has been re-wired and a new gas central heating system installed.

Around 30 to 40 years ago when the garage was constructed, this was as part of an approved scheme that included a fourth bedroom with en-suite bathroom above. As a result, the existence of the garage constitutes a material start, should a future owner wish to further enlarge the house (further details on request).

The existing accommodation totals more than 845sq.ft and briefly comprises entrance hall, sitting room, kitchen diner, conservatory, first floor landing, three bedrooms and a house bathroom.

The house is set back from Ashdale Road, and timber gates open onto a generously sized tarmac driveway giving access to a 250sq.ft garage. The front garden is attractively planted with a colourful variety of shrubs, whilst the rear garden enjoys a good level of privacy and features lawn, shrub borders, a paved patio area and a brick-built garden store and outside WC.

Helmsley is a very attractive, Georgian market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hotels and restaurants and high-class delicatessens the town is a highly regarded place to live. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the south of the town and the North York Moors to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground. Ashdale Road is a popular street which runs between Linkfoot Lane and Station Road, Number 3 can be easily identified by our 'For Sale' board and is within a short walk of the town centre.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Cupboard housing the electric meter and consumer unit. Radiator.

SITTING ROOM

4.0m x 3.8m (13'1" x 12'6")

Picture rail. Understairs cupboard. Television point. Window to the front. Radiator.



KITCHEN DINER

5.0m x 2.9m (16'5" x 9'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Comprehensive range of integrated appliances including a four-ring induction hob with filter hood above, electric double oven, fridge freezer and dishwasher. Two windows to the rear.





CONSERVATORY
4.2m x 2.1m (13'9" x 6'11")
Two wall lights. Door to the rear garden.



FIRST FLOOR

LANDING
Loft hatch with pull down ladder, leading to a part boarded storage space and the gas fired combi boiler. Window to the side.

BEDROOM ONE
3.5m x 3.1m (including fitted wardrobes) (11'6" x 10'2")
Range of fitted wardrobes. Window to the front. Radiator.



BEDROOM TWO
3.2m x 2.7m (max) (10'6" x 8'10")
Fitted wardrobe. Window to the rear. Radiator.



BEDROOM THREE

2.3m x 2.3m (7'7" x 7'7")

Window to the rear. Radiator.



BATHROOM & WC

1.9m x 1.8m (6'3" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Window to the side. Heated towel rail.



OUTSIDE

The house is set back from Ashdale Road, enclosed by a timber picket fence with double gates opening onto a generous tarmac driveway with plenty of space to park. This in turn gives access to a substantial attached garage. There are attractive gardens to both the front and rear, all securely enclosed, featuring lawn, shrub borders, patio area and a useful garden store and outside WC.

ATTACHED GARAGE

5.1m x 4.6m (16'9" x 15'1")

Up and over door and personnel door to the front. Window and further personnel door to the rear. Electric light and power. Automatic washing machine point.

BRICK-BUILT GARDEN STORE

3.1m x 2.5m (max) (10'2" x 8'2")

Electric light. *Dimensions include the adjoining outside WC.



GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: C (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 5DE.
EPC Rating:	Current: C71. Potential: C78.
Note:	We understand that planning consent is also in place to demolish the garage and construct a two-bedroom detached house.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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