Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747









7 CON OWL CLOSE, HELMSLEY, YORK, YO62 5DU

A smartly presented semi detached house in a quiet cul-de-sac ideal for first time buyers, down sizers or as an investment property

Entrance	**Sitting Room/Diner**	**Kitchen**
2 Double Bedrooms	**Bathroom**	**EPC Rating C**
Single Garage	**Enclosed Garden**	**No Onward Chain**

GUIDE PRICE £225,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk **www.rounthwaite-woodhead.com**

Description

Situated within a quiet residential cul-de-sac on the edge of the ever-popular market town of Helmsley, at the foot of the spectacular North York Moors National Park, this attractive semi-detached brick-built home offers well-balanced accommodation, with an enclosed garden, garage and driveway parking. Built in the early 1990s and enjoying a peaceful position with no through traffic, the property is ideally suited to first-time buyers, families, downsizers and those seeking a comfortable home in one of Ryedale's most sought-after locations.

The property enjoys an open-plan lawned garden to the front, ample off-street parking on the drive to the side,and a south west facing rear garden incorporating both lawn and patio area.

The accommodation begins with a small entrance hall, providing a useful space for coats and shoes, leading into a fitted kitchen equipped with an electric oven, hob and dishwasher. A door from the kitchen provides convenient direct access to the rear garden.

The contemporary sitting room/diner offers a cosy and inviting space for both relaxing and entertaining, with room for comfortable seating and a dining table. To the first floor are two double bedrooms and a well-appointed bathroom.

Externally, the driveway extends to a detached single garage with electricity connected, offering useful additional storage or workshop space. An electric vehicle charging point is fitted to the driveway, and an outside tap is conveniently located to the rear of the property.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. The Ideal gas combi boiler was installed in 2022.

Council Tax: North Yorkshire Council - band C.

EPC Rating: C.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk

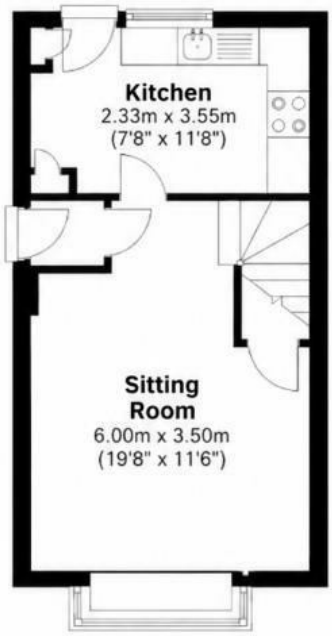




Accommodation

Ground Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



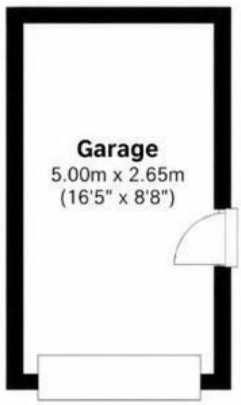
First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



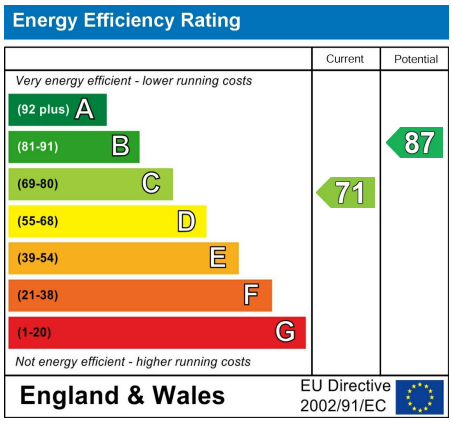
Garage

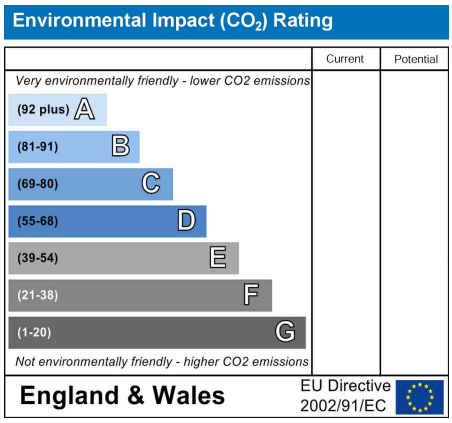
Approx. 13.3 sq. metres (142.6 sq. feet)



Total area: approx. 59.7 sq. metres (642.8 sq. feet)

7 Con Owl Close, Helmsley












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