

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

1 Dunroyal Close Helperby

York, YO61 2NH

£250,000

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A WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME OFFERED WITH NO ONWARD CHAIN, OCCUPYING A PLEASANT POSITION OVERLOOKING AN ATTRACTIVE COBBLED FRONTAGE AND SURROUNDED BY CHARMING PERIOD PROPERTIES WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE SETTING. THOUGHTFULLY ARRANGED THROUGHOUT, THE PROPERTY PROVIDES COMFORTABLE AND PRACTICAL ACCOMMODATION, COMPLEMENTED BY OFF-STREET PARKING, A GARAGE AND A PRIVATE SOUTH-FACING GARDEN. AN IDEAL OPPORTUNITY FOR A VARIETY OF PURCHASERS SEEKING A WELL MAINTAINED HOME IN A HIGHLY DESIRABLE LOCATION

Mileages: Mileages: York - 18 miles, Easingwold - 7 miles, Thirsk - 12 miles, Boroughbridge - 6 miles, Harrogate 18 miles (Distances Approximate)

Reception Porch, Full Width Sitting Room, Kitchen Dining Room

Two Double Bedrooms, House Bathroom

Front Cobbled Parking Area, Rear Driveway, Single Garage and Driveway Parking, South Facing Enclosed Rear Garden

A uPVC entrance door opens into a to a welcoming outbuilt RECEPTION LOBBY providing useful storage for coats and shoes.

A six panel door opens into the FULL WIDTH SITTING ROOM, a comfortable reception space enjoying views over the attractive cobbled frontage and neighbouring period homes. A straight staircase rises to the first floor, while at the heart of the room sits an open fireplace featuring a painted timber surround, tiled inset and hearth, flanked by recessed display shelving. Coving to the ceiling adds further character and a door leads through to:

The KITCHEN DINING ROOM, extending to over 15 feet in length and providing an excellent day to day living and dining space. Fitted with a range of base units complemented by rolled edge work surfaces, the kitchen incorporates a stainless steel sink unit positioned beneath a window overlooking the rear garden. There is space for a freestanding cooker with extractor above, further room for a fridge freezer and plumbing for a washing machine. To one end is a designated dining area, together with a useful under stairs storage cupboard. A part glazed door gives direct access to the rear cottage style rear garden.

From the sitting room, stairs rise to the FIRST FLOOR LANDING with rear facing window, loft access hatch and an airing cupboard fitted with shelving for linen storage.

BEDROOM ONE enjoys a pleasant front aspect and benefits from an almost full wall of fitted wardrobes incorporating hanging rails, shelving and drawer units.

BEDROOM TWO overlooks the rear garden through a uPVC double glazed window.

The HOUSE BATHROOM is fitted with a white three piece suite comprising a panelled bath with mains fed shower and glazed screen over, pedestal wash hand basin and low suite WC. Tiling extends to dado height with full height tiling surrounding the bath and shower area, whilst a frosted window provides natural light and ventilation.

Outside, the property enjoys parking to both the front and rear. A cobbled frontage provides off street parking.

Directly accessed from the kitchen is a fully enclosed SOUTH FACING GARDEN, thoughtfully designed for ease



















of maintenance and arranged in a T shaped layout. Predominantly paved, it provides an ideal setting for outdoor dining and entertaining, together with useful storage areas to either side. A timber pedestrian gate gives access to;

A tarmac driveway offering additional parking and in turn leads to a SINGLE GARAGE fitted with a metal up and over door, power, lighting and useful storage within the roof space.

LOCATION - The historic conservation village of Helperby is well located and readily accessible to York, Boroughbridge, and Easingwold. The village offers a general store, public house, mobile post office van, doctors' surgery, church, sports field, village hall and primary schooling. It is readily accessible to Thirsk and Teesside via the A19, and for travel further afield via the A1(M).

POSTCODE - YO61 2NH
TENURE - FREEHOLD
COUNCIL TAX BAND – C
SERVICES - Main's water, Drainage, Oil Fired Central Heating.

DIRECTIONS - From Easingwold, proceed out along the Raskelf Road to Raskelf, and continue towards Helperby and Brafferton. On entering the village, follow the road around to the left onto Main Street, and turn right by the well onto Dunroyal proceed a short distance to where upon No.1 is on the left-hand side.

VIEWINGS - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com

Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

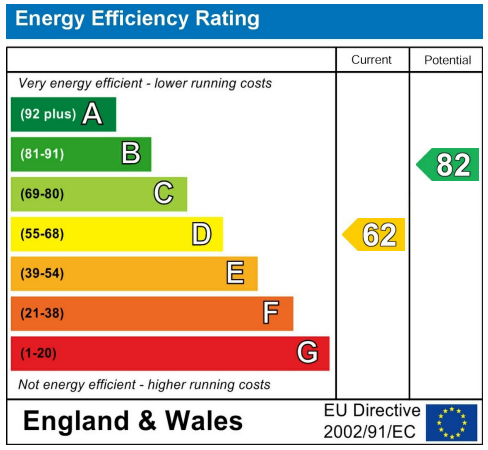
FLOOR PLAN



LOCATION



EPC



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