

16 Con Owl Close | Helmsley, York

An attractive modern semi-detached home with front and rear gardens situated in this quiet cul-de-sac location in the sought-after market town of Helmsley.





- A semi-detached property with private driveway
- Three bedrooms and family bathroom
- Driveway providing off-street parking; garage
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- No smokers allowed
- Living room and kitchen
- Front and rear gardens
- To be let on an Assured Periodic Tenancy
- Usual reference checks apply following an application
- Available immediately

£950 PCM

BoultonCooper

BC
Est. 1804

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE PORCH
3'9" x 3'9" (1.14m x 1.14m)
uPVC double glazed entrance doors and window, laminate wood floor, double radiator.

LIVING ROOM
14'5" x 14'2" (4.39m x 4.32m)
With wall mounted electric fireplace, laminate wood floor, double radiator, staircase to first floor, uPVC double glazed window to the front.

KITCHEN
14'6" x 9'5" (4.42m x 2.87m)
With range of fitted base and wall mounted units, built-in electric oven and grill with 4 ring gas hob and extractor hood over, stainless steel sink and drainer with chrome mixer taps, plumbing for washing machine, cupboard housing gas fired boiler and electric consumer unit, uPVC double glazed window and door to the rear.

TO THE FIRST FLOOR

LANDING
6'9" x 5'10" (2.06m x 1.78m)
With banister rail.

BEDROOM 1 (SW)
13'9" x 8'4" (4.19m x 2.54m)
uPVC double glazed window to the front, double radiator.

BEDROOM 2 (NW)
9'11" x 8'5" (3.02m x 2.57m)
uPVC double glazed window to the rear, double radiator.

BEDROOM 3 (SE)
10'6" x 5'10" (3.20m x 1.78m)
uPVC double glazed window to the front, double radiator, over stairs cupboard.

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BATHROOM

6'4" x 5'7" (1.93m x 1.70m)

Three piece suite comprising panelled bath with Triton electric shower, chrome mixer taps and glazed screen; low flush wc and wash hand basin; chrome heated towel rail; part tiled walls and shaver point; uPVC opaque double glazed window to the rear.

OUTSIDE

The property is approached via a private driveway to the side, providing off street parking and leading to the single garage, together with open lawned garden to the front. To the rear, there is an enclosed lawned garden with panel fenced boundaries.

SERVICES

We understand the property is connected to mains gas, electricity, water, and drainage supplies. Gas-fired boiler for central heating and hot water.

VIEWING

Strictly by appointment with the Agents: 01653 692151.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE RATING

Assessed in Band TBC. The full Energy Performance Certificate can be viewed online (www.gov.uk/find-energy-certificate) or at our Malton office.





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VIEWING

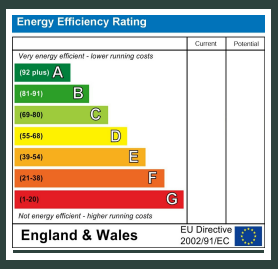
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COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

TBC



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