

25 ASHDALE ROAD HELMSLEY



An exceptionally spacious, semi-detached family home offering recently updated four-double bedroom accommodation together with generous living areas, good-sized gardens, ample parking & single garage.

Entrance vestibule, hall, sitting room, open-plan kitchen/dining/family room, guest cloakroom, ground floor bedroom with en-suite shower room, three further double bedrooms, house bathroom & study.

Gas central heating & uPvc double-glazing.

Ample parking, single garage & good-sized gardens. No onward chain.

GUIDE PRICE £360,000

The property consists of a spacious and recently updated semi-detached family home offering versatile accommodation with four double bedrooms, tucked away in a quiet location just off Ashdale Road, and within a short walk of town centre amenities.

Thought to date from the 1960s and built as a police house, the accommodation is arranged over three floors and extends to a little over 1,500sq.ft. In brief, it comprises entrance lobby, hallway, sitting room, a newly refurbished, open-plan kitchen/dining/family room, guest cloakroom and ground floor bedroom with en-suite shower room. At first floor level there are two further double bedrooms, a smart new house bathroom and a study. On the top floor is a fourth double bedroom. The house benefits from gas central heating, windows and doors are uPvc double-glazed and the property features a stylish scheme of interior décor.

The house enjoys an open outlook, and there are gardens to both the front and rear, as well as ample parking and a detached single garage.

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 25 is tucked away, on a off the eastern side of the road



ACCOMMODATION

ENTRANCE VESTIBULE

2.1m x 1.1m (6'11" x 3'7")

Casement window to the side. Inner door to:-

HALL

3.7m x 2.0m (12'2" x 6'7")

Staircase to the first floor. Understairs cupboard. Radiator.



SITTING ROOM

3.5m x 3.5m (11'6" x 11'6")

Coving. Television point. Casement window to the front. Radiator.



OPEN-PLAN KITCHEN/DINING/FAMILY ROOM

7.8m x 4.5m (max) (25'7" x 14'9")

Range of updated kitchen cabinets incorporating a ceramic sink unit. Electric double oven. Four ring gas hob and extractor hood. Dishwasher point. Two wall light points. Laundry cupboard with automatic washing machine point. Cast iron wood burning stove set on a stone hearth. Television point. Recessed spotlights. Coving. Casement windows to the front and side. Radiator.



GUEST CLOAKROOM

1.8m x 1.0m (5'11" x 3'3")

White low flush WC and wash basin vanity unit. Half-panelled walls. Extractor fan. Radiator.

BEDROOM FOUR

4.5m x 2.8m (14'9" x 9'2")

Casement windows to the side and rear. Recessed spotlights. Loft hatch. Radiator.



EN-SUITE SHOWER ROOM

2.6m x 0.9m (8'6" x 2'11")

Walk-in shower cubicle and wash basin. Casement window to the side. Heated towel rail.



FIRST FLOOR

LANDING

Staircase to the first floor. Casement window to the rear.

BEDROOM ONE

4.5m x 3.5m (including fitted wardrobes) (14'9" x 11'6")
Range of fitted wardrobes. Casement window to the front.
Radiator.



STUDY

2.6m x 1.9m (8'6" x 6'3")
Fitted cupboard housing the gas fired combination boiler.
Casement window to the rear. Radiator.



BEDROOM TWO

3.5m x 2.9m (11'6" x 9'6")
Recessed spotlights. Casement window to the front.
Radiator.



HOUSE BATHROOM

2.8m x 1.9m (9'2" x 6'3")
White suite comprising bath, walk-in shower cubicle, wash
basin and low flush WC. Extractor fan. Recessed spotlights.
Casement window to the rear. Heated towel rail.



SECOND FLOOR

LANDING

Velux roof light to the front. Radiator.

BEDROOM THREE

5.5m x 2.5m (18'1" x 8'2")
Two Velux roof lights to the front and one to the rear.
Access to eaves storage space. Radiator.



OUTSIDE

The house faces south, with gardens to both the front and rear, the majority of which is laid to lawn. A gravelled and concrete driveway provides ample room to park and leads to a single garage. A potting shed is included in the sale and provides additional storage.

SINGLE GARAGE

6.1m x 3.2m (20'0" x 10'6")

Up and over door to the front. Casement window and personnel door to the side. Electric light and power.



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.

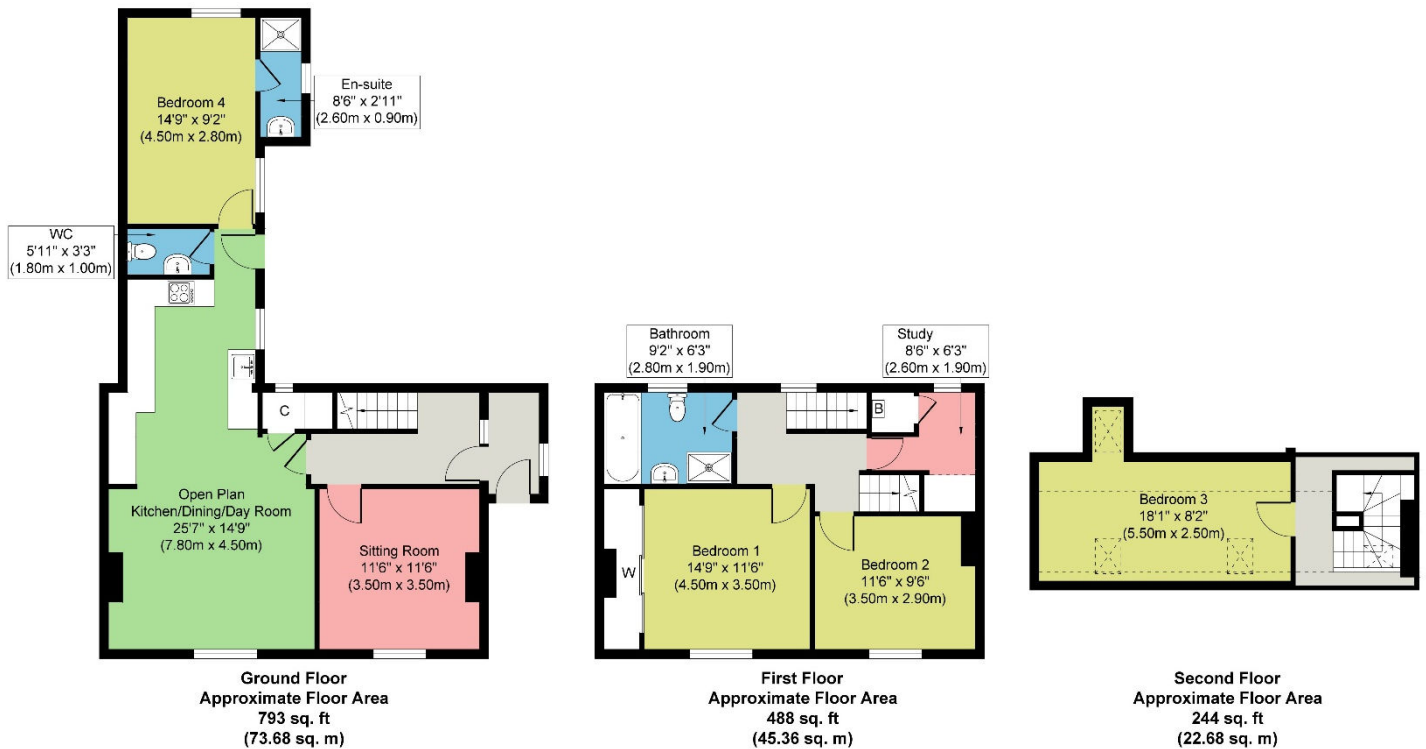
Post Code: YO62 5DE.

EPC Rating: Current: D68. Potential: C78.

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.



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