Cundalls

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ESTABLISHED 1860

3 ORCHARD WAY,
HELMSLEY



An immaculate contemporary property with an excellent range of well specified accommodation. Set upon a corner plot with south facing landscaped gardens, ideal for entertaining, double garage and parking.

Over 1,700 square feet of accommodation
Entrance Hall – Snug/Study – Sitting Room - superb open plan Living/Dining/Kitchen - Utility Room - Cloakroom
Master bedroom with en-suite - three further double Bedrooms. House Bathroom
Landscaped gardens to three sides. Double garage with EV charge point. Off-street parking.
Exceptionally energy efficient property to run. Solar Panels. Remaining build guarantee.
Within an easy walking distance to the centre of this beautiful market town.

OFFERS OVER £699,000

ISO 9001 CERTIFIED ORGANISATION
URS 043A United Registrar of Systems Cert No. 1745

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RICS

3 Orchard Way was built only 8 years ago as part of what has become an especially sought after development within the North York Moors National Park, within an easy walk from Helmsley's Market Place. The property blends a wonderfully traditional aesthetic with the credentials of a thoroughly modern home, constructed to the highest levels of energy efficiency, scoring an A95 in its EPC, ensuring it is exceptionally reasonable to run. Solar panels supplement the electricity system, there is underfloor heating to the ground floor, and an EV charge point to the garage. Current utility running costs equate to approximately £1,255 PA.

The property has been finished to a superb standard throughout, further improved by the owners who have had high quality flooring fitted throughout and commissioned custom designed bedroom furniture by local craftsmen Coxwold Cabinet Makers. The property amounts to 1,737 square feet which in brief comprises, entrance hallway, a large front facing sitting room and a separate cosy snug/study. The full run of the rear of the house comprises the stylishly appointed kitchen with living area and the dining area whose bi-fold doors open directly out onto the south facing terrace, creating an ideal flow of accommodation, well suited for entertaining making the most of the sun filled and sheltered grounds. There is an adjoining utility room and a separate ground floor cloakroom. Upstairs is a master bedroom with en-suite shower room, three further double bedrooms and the main house bathroom.



The property is set on a generous corner plot, with grounds to three sides. The rear garden is partially walled and being south facing is a sunny and very sheltered space. The garden has been carefully landscaped with an Indian stone flagged terrace, lawn and a number of ornamental trees and plantings carefully positioned to create colour and interest as well as privacy. There is parking for a number of vehicles on the driveway and within the double garage.

LOCATION

Helmsley is an ancient and popular market town situated on the southern fringe of the North York Moors National Park. With a famous Castle, weekly market, an eclectic range of smart shops, hostelries and restaurants and high-class delicatessens, the town is a highly regarded tourist destination as well as a thriving town for its residents. The renowned Helmsley Arts Centre, famous Helmsley walled garden, Lido and various sports facilities serve its residents especially well and the opportunities for outdoor recreation are endless.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY
Front door. Engineered oak floor with underfloor heating. Coving. Stairs to the First Floor with a large, walk-in understairs cupboard housing the heating manifold, fuses solar panel electric and EV control point. Alarm point. Recessed lights.

SITTING ROOM
5.60 m (18'4") x 3.88 m (12'9")
Bay window to the front. Moulded coving. Recessed lights. Television point. Telephone point.



STUDY
3.80 m (12'6") x 3.00 m (9'10")
Bay window to the front elevation. Telephone point. Recessed lighting.



CLOAKROOM
1.66 m (5'5") x 1.50 m (4'11")
WC with concealed cistern. Wall hung wash hand basin with fitted storage. Partially tiled walls. Tiled floor. Recessed ceiling lights. Extractor fan.

OPEN PLAN LIVING/DINING KITCHEN
10.00 m (32'10") max x 3.75 m (12'3") max
A stylish range of high-quality kitchen cabinetry with Corian topped units incorporating an inset 1.5 bowl sink unit. Integrated Bosch double oven, microwave and dishwasher. Five ring NEFF induction hob with extractor overhead. Plumbed American style Fisher & Paykel fridge freezer. USB charger points.



Dining area set within the square bay which has bifold doors opening out onto the rear garden. Separate snug living area to the far end. Pair of sash windows to the rear. Ceramic tiled floor.





UTILITY ROOM
2.14 m (7’0”) x 1.62 m (5’4”)
Range of matching base and wall units with laminate worktops. Stainless-steel sink unit. Integrated Bosch washing machine and Hoover heat pump tumble drier. Water softener. Recessed lights. Ceramic tiled floor. External door.

FIRST FLOOR
Library landing. Sash window. Loft ladder with a fold door wooden ladder -the loft is well insulated.

BEDROOM ONE
4.60 m (15’1”) x 3.70 m (12’2”)
Windows to the rear. Coving. Radiator. Range of high quality, white ash fitted wardrobes, soft close drawers and dressing table. Matching bedside tables. USB points. TV point.



EN-SUITE SHOWER ROOM
2.35 m (7’9”) x 1.20 m (3’11”)
Double width shower cubicle. WC with concealed cistern. Wall hung wash hand basin. Heated ladder towel rail. Tiled floor. Partially tiled walls. Recessed lights. Electric shaver point. Casement window.

BEDROOM TWO
3.95 m (13’0”) x 3.90 m (12’10”)
Windows to the front. Coving. Radiator. Range of high quality, white ash fitted wardrobes, soft close drawers and dressing table. Matching bedside tables. TV point.



BEDROOM THREE
3.50 m (11’6”) x 2.70 m (8’10”)
Pair of windows to the front. Radiator. Solid white ash fitted wardrobe. Telephone point. TV point.



BEDROOM FOUR
2.90 m (9’6”) x 3.70 m (12’2”)
Pair of windows to the rear. Radiator. Telephone & TV point.



BATHROOM
2.80 m (9’2”) x 2.36 m (7’9”)
Bath with handheld shower. Shower cubicle. Low flush WC with concealed cistern. Wall hung wash hand basin. Heated ladder towel rail. Recessed ceiling lights. Electric shaver point. Sash window to the rear. Tiled floor. Extractor fan.



GARDEN & GROUNDS

3 Orchard Way occupies a sizable corner plot with grounds to three sides and sits back from the street, with low clipped hedges framing the house nicely and with an Indian stone path leading to the front door. The majority of the grounds face south and have been carefully landscaped to create an attractive, varied and colourful garden, with flowering cherry and silver birch trees. The garden is walled to the eastern boundary with mature beech hedging to the west and southern edges. A Corten steel water feature stands to one corner, and a well planted raised bed provides a wealth of colour and interest year-round to the side of the terrace. An Indian stone terrace lies to the immediate rear of the house with a path which leads around to the front of the property. There are outside water and electric supplies.

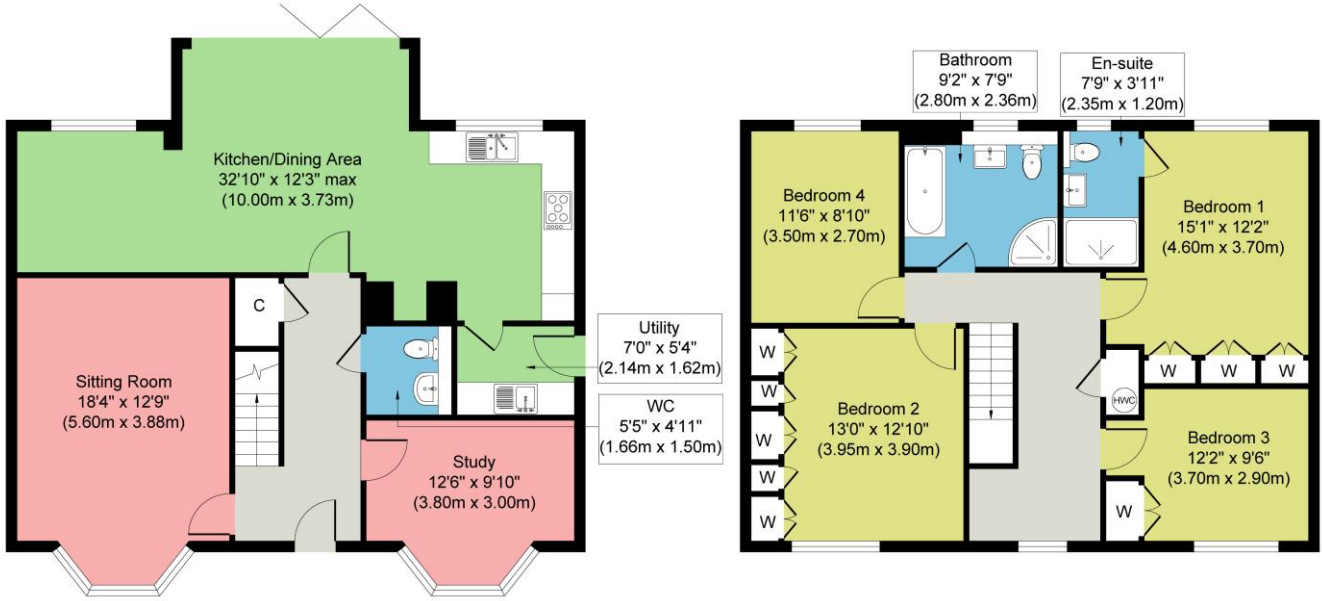








DOUBLE GARAGE
5.56 m (18'3") x 5.50 m (18'1")
Hormann electric up and over door. EV charge point. Electric light and power. Overhead storage. Door out to the rear.



Ground Floor
Approximate Floor Area
917 sq. ft
(85.19 sq. m)

First Floor
Approximate Floor Area
820 sq. ft
(76.14 sq. m)

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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GENERAL INFORMATION

Service:	Mains water, drainage, gas and electric.
Council Tax:	Band F
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North York Moors Planning Authority
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO62 5FB
EPC:	Current: A/95 Potential: A/96
Please note:	All blinds, curtains, and floor covering are included as part of the sale.

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

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