

**39, Bells Court
Helmsley, YO62 5BA
Price Guide £166,250**

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Freehold
EPC Band C, Property Tax Band C

Situated at the head of a small cul-de-sac can be found this delightful two bedroomed first floor flat, benefiting from sealed unit double glazing and gas fired central heating

Accommodation briefly comprises:

- **Hall, Open Plan Sitting Room/Dining Area, Kitchen, Two Bedrooms, Bathroom with White Suite and Separate Shower:**
- **Dedicated car standing area.**

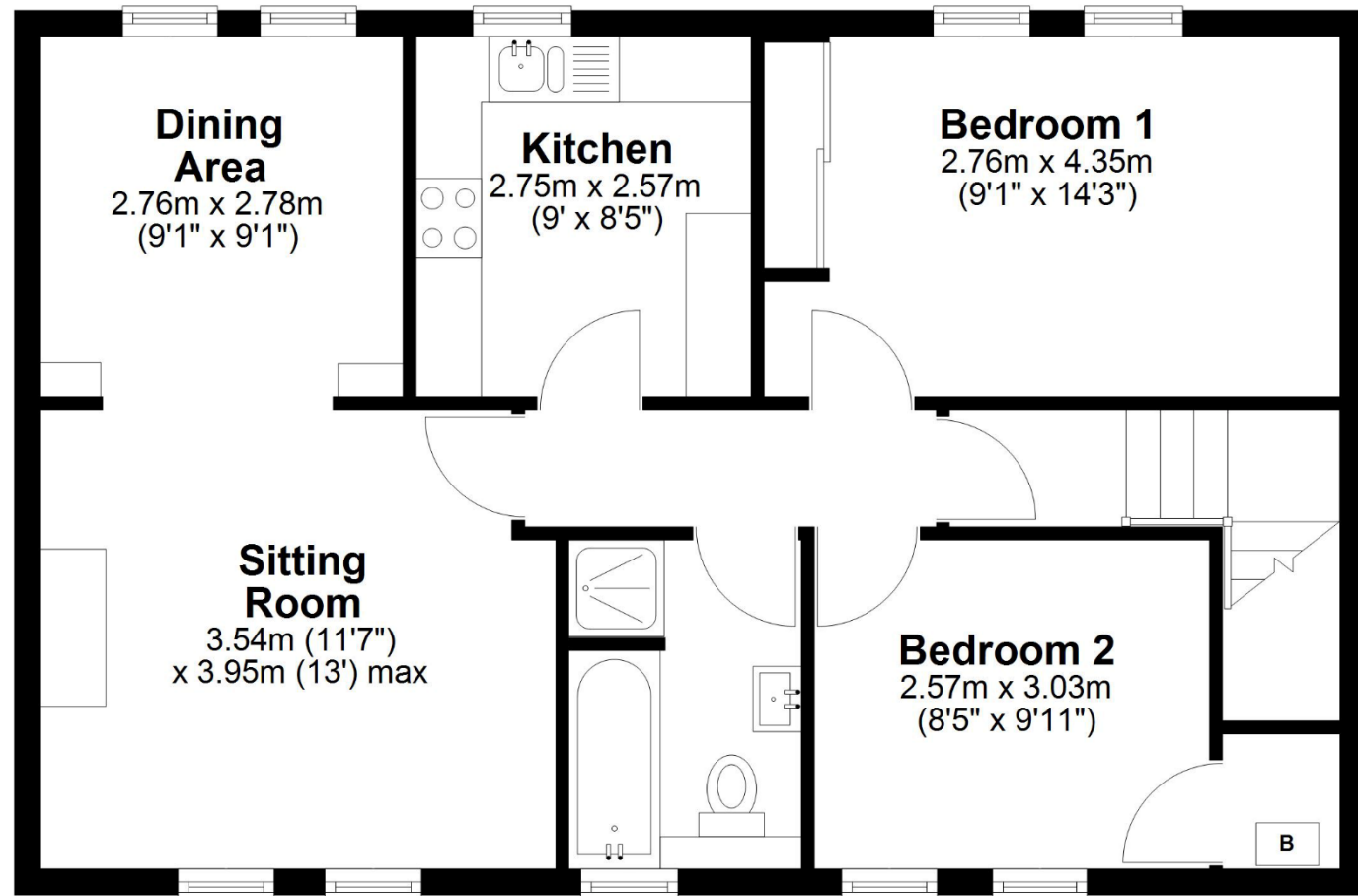
Location: The ancient market town of Helmsley is highly regarded and much sought after. It has a good range of facilities including shops, hotels, restaurants, a Doctor's, Dentist and Veterinary Practice. Ideally located for enjoying the North York Moors National Park as well as being easily commutable to the ancient city of York and the coastal resorts of Scarborough and Whitby.

No Chain.



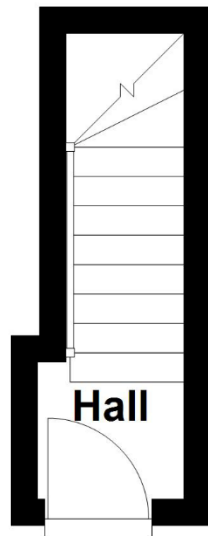
First Floor

Approx. 63.5 sq. metres (683.3 sq. feet)



Ground Floor

Approx. 3.4 sq. metres (36.2 sq. feet)



Total area: approx. 66.9 sq. metres (719.6 sq. feet)

39 Bells Court, Helmsley

For information purposes, not to scale



Tenure: We understand the property to be leasehold on a 999 year lease from 27th May 1992 ending 1st September 2990. Vacant possession will be given on completion.

Services: Mains water, drainage, and electricity are laid on. Gas fired central heating.

Management/Service Charge: Currently £1,000 p.a. Reviewed at the AGM in March each year.

Note: The tenants are the freeholders of the site.

Ground Rent: Peppercorn

EPC: Band C

Property Tax: Band C

Broadband: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps.

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///rests.varieties.reshaping

Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents
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