

Mark Stephenson's

ESTATE & LETTING AGENTS



3 Bondgate, Helmsley, YO62 5BW

£565,000

- Residential & retail
- First floor studio apartment
- Parking for 3 cars
- Town centre location
- Ground floor studio
- Detached garage
- With vacant possession
- Delightful garden
- Rare opportunity

3 Bondgate, Helmsley YO62 5BW

Exciting opportunity comprising this stone and pantile town centre property including ground floor retail premises with self contained apartments both above and to the rear. Extremely well appointed throughout, tastefully extended at the rear, delightful gardens, parking for three and large detached garage. A very versatile property with multiple options and a large untapped roof space. Highly sought after vibrant market town. Freehold for sale with vacant possession.



Council Tax Band:



General location

Helmsley is a very attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high-class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the south of the town and the Hambleton Hills to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground.

Services

The whole building is served by mains water, electricity and drainage. In addition mains gas supplies independent gas central heating boilers for of the three parts.

Council tax

We are verbally informed that the accommodation above 3 Bondgate lies in Band A. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council .

Ground floor shop/retail

With generous width glass shop window enjoying good depth of display space. A front retail area opens into a further area of retail with changing room space having a separate WC area off. The whole of the retail space is served by gas central heating from its own independent gas boiler.

Ground floor studio apartment

Superbly appointed space enjoying both a contemporary and

traditional feel allowing generous sleeping space along with open plan living/kitchen/dining space with a very smart range of units in a traditional style. There is a modern shower room off the open plan space. Three radiators. The extended part at the rear generates lots of natural daylight both from the lantern style roof light and the Bi-folding doors leading directly into the stone flagged patio space. A gate from the parking/garage area leads into a mature and good sized area of lawn with steps down to the generous flagged patio area where a single door and the Bi-folds give access into the property.

First floor apartment

With its own fully self contained access from the main front entrance door leading into a hallway area with staircase to the first floor. The main living space faces onto Bondgate with two double glazed sash windows. Cupboard housing the gas central heating boiler. This fantastic space opens nicely into the dining kitchen space with a new range of traditional style units incorporating a built in oven and hob.

An inner hall area leads into a modern bathroom with matching white suite, over bath shower, heated towel rail, built in shelved airing cupboard.

The double size bedroom has a rear facing window and radiator.

Outside

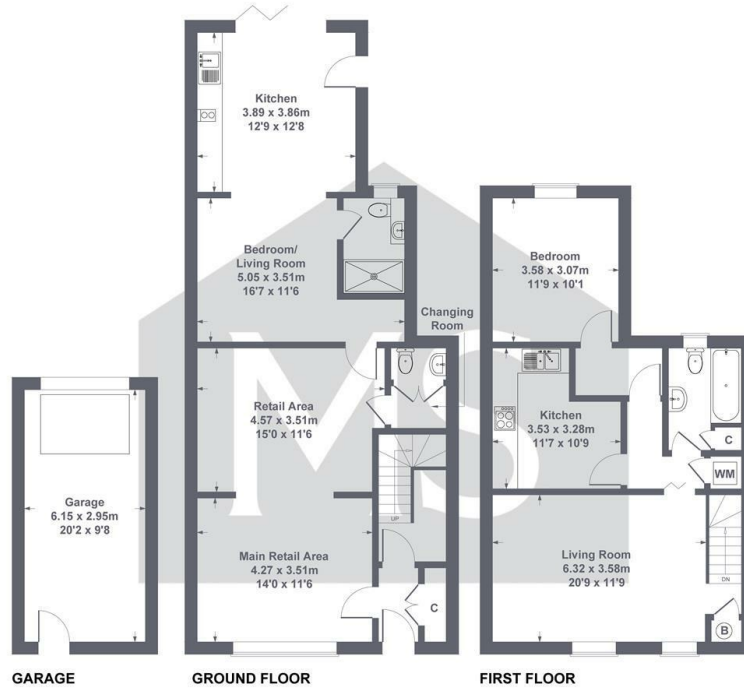
The whole outside space at the rear is particularly pleasant and includes allocated parking for upto three vehicles together with a good sized timber clad single garage with remote front door, rear

single door, power and light connected. approx internal sizes 20ft long X 9ft wide.



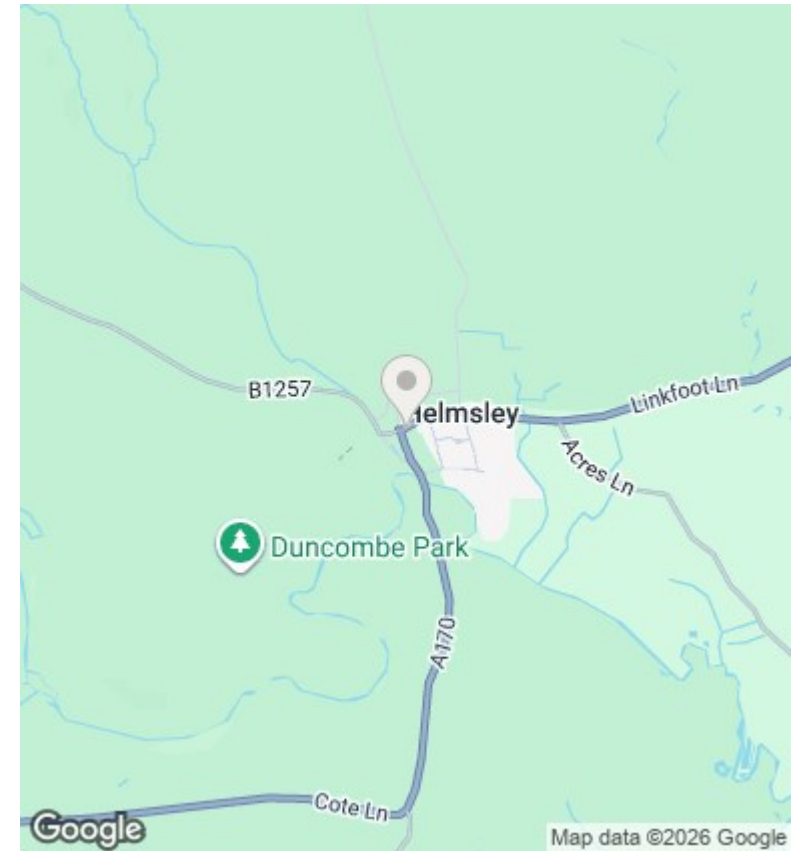


Approximate Gross Internal Area 1424 sq ft - 132 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	61
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	