

## THE OLD POLICE HOUSE, 33A ASHDALE ROAD HELMSLEY



**A distinctive period property, comprising the central portion of the old Police Station, providing an attractive range of family accommodation, situated within walking distance to the centre of Helmsley.**

Almost 1,700 square feet of modern, well-presented accommodation  
Entrance Vestibule – Open plan Dining Kitchen – Sitting Room – large Rear Hall - Utility Room – Cloakroom  
Master bedroom with en-suite and three further double bedrooms. House bathroom  
Landscaped garden and grounds – Block paved driveway.  
Within an easy walk from the centre of the town.

**GUIDE PRICE £525,000**

**A unique period property, The Old Police Station occupies the central portion of the old Helmsley Police Station. Built in 1934 the Station underwent an imaginative conversion in 2016 resulting in a spacious four-bedroom family home, with well-proportioned rooms, high ceilings and attractively finished throughout. Private off-street parking for a number of cars and a generous low maintenance rear garden.**

In all the property provides almost 1,700 square feet of accommodation, with solid oak engineered floors, modern kitchen and bathroom fittings and a good range of generously proportioned room. The property is located on Ashdale Road which lies on the eastern edge of the town, only a short level walk to the historic market square.

In brief the house provides the following accommodation. Entrance vestibule, a large open plan dining kitchen with French doors opening into the rear facing sitting room and a generous rear hall with cloakroom and room utility with additional storage area. Upstairs are four bedrooms; three of which are very generous doubles and one with an en-suite shower room along with the main house bathroom. The property is double glazed throughout and has gas fired central heating.



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## **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.

## ACCOMMODATION COMPRISES



### ENTRANCE VESTIBULE

Solid oak front door with inset glazed panes and full height panes to both sides. Stained glass door through to;

### DINING KITCHEN

6.70 m(22'0") x 3.88 m(12'9")

Range of fitted base and wall units. Integrated electric CDA oven and matching microwave oven. Four ring halogen hob with extractor hood overhead. Integrated dishwasher. Integrated Fridge Freezer. Fitted larder cupboards. Breakfast bar. Casement windows to the front. Engineered oak floor. Recessed ceiling lights. Radiator. Oak glazed door to the rear hall. Oak double doors opening through to.



### SITTING ROOM

5.50 m(18'1") x 3.60 m(11'10")

Engineered oak floor. Wall mounted Dimplex log feature electric fire. Radiator. Two casement windows to the rear. Television point. Half glazed door through to.



### REAR HALL

5.66 m(18'7") x 1.84 m(6'0")

Engineered oak floor. Radiator. Recessed ceiling lights. Solid oak panelled door out to the rear garden with inset glazed panes. Return stairs to the First Floor.



### UTILITY ROOM

3.20 m(10'6") x 2.46 m(8'1")

Matching base units incorporating single bowl stainless steel sink unit. Automatic washing machine point. Tumble drier point. Ideal gas fired central heating boiler. Engineered oak floor. Casement window to the rear. Radiator. Extractor fan. Large walk in understairs storage area.

### CLOAKROOM

1.60 m(5'3") x 1.10 m(3'7")

Engineered oak floor. Extractor fan. Low flush WC. Wall hung wash hand basin. Radiator.

### FIRST FLOOR

#### GALLERIED LANDING

5.12 m(16'10") x 2.20 m(7'3")

Glass and oak banister rail. Recessed ceiling lights. Radiator. Loft access hatch. Fitted linen cupboard.



#### BEDROOM ONE

4.30 m(14'1") x 3.70 m(12'2")

Radiator. Two casement windows to the rear. Television point.



### EN-SUITE SHOWER ROOM

2.30 m(7'7") x 1.10 m(3'7")

Walk in shower cubicle with natural stone tiled surround. Low flush WC. Wall hung wash hand basin. Radiator. Tiled floor. Mirrored cabinet with light. Extractor fan. Recessed ceiling lights.



#### BEDROOM TWO

4.80 m(15'9") x 3.20 m(10'6")

Casement window to the front. Radiator. Television point.



#### BEDROOM THREE

4.80 m(15'9") x 3.20 m(10'6")

Casement window to the front. Radiator. Television point.



#### BEDROOM FOUR

3.20 m(10'6") x 2.30 m(7'7")

Casement window to the rear. Radiator. Television point.



#### BATHROOM

3.20 m(10'6") x 1.90 m(6'3")

White suite: low flush WC set within concealed natural stone tiled cistern. Bath with natural stone tiled surround and with a power shower overhead. Wash hand basin set within a vanity unit with fitted cupboards. Fitted anti-fog light up mirrored cabinet. Tiled floor. Casement window to the rear. Heated ladder towel rail. Recessed ceiling lights. Extractor fan.



#### OUTSIDE

Standing well back from Ashdale Road with parking on the block paved driveway, the garden lies primarily to the rear and faces southeast with a sunny, sheltered position.



The rear garden has been landscaped to create an easy to care for but versatile space. Immediately to the rear is a paved patio area which gives way to a lawn and well stocked raised beds. To the far end is a newly fitted decked area; with maintenance free Ecodeck. The garden has built in lighting, a useful timber garden shed and to the side is a bin store area and a high hand gate provides access around to Ashdale Road.





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**

Services: Mains water, drainage, gas and electricity.  
Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.  
Council Tax: E  
EPC: Current C/80 Potential B/87  
Post Code: YO62 5DE  
Viewing: Strictly by appointment with the Agent's Pickering office.

*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.

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