



The Lane Gate Helmsley, York YO41 1JT

£450,000

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Set within the highly desirable village of Gate Helmsley, a picturesque and leafy village just six miles east of York, The property is a beautifully presented four-bedroom semi-detached home offering the perfect blend of peaceful countryside living with convenient access to the city. Tucked away down a quiet private lane, the home enjoys an exceptional sense of privacy and calm, with a semi-rural atmosphere that is immediately apparent on arrival.

The property opens into a welcoming entrance area with practical storage and access to a well-appointed utility space. From here, the home flows effortlessly into a series of beautifully light-filled and thoughtfully designed living spaces. To the front, there is a superb study overlooking the garden, ideal for home working. The kitchen is a real feature of the home, designed with dining in mind and opening directly through patio doors onto the south-facing rear garden. The lounge is an impressive space, running the full length of the property and flooded with natural light from dual-aspect windows, centred around a striking log burner with oak beam feature, creating a warm and inviting focal point.

To the first floor, the property offers four generous double bedrooms, each beautifully proportioned and enhanced by high ceilings and an excellent sense of light and space. The rooms have been carefully considered, with a real emphasis on proportion and flow. A boarded loft with ladder access, lighting and electrics provides superb additional storage.





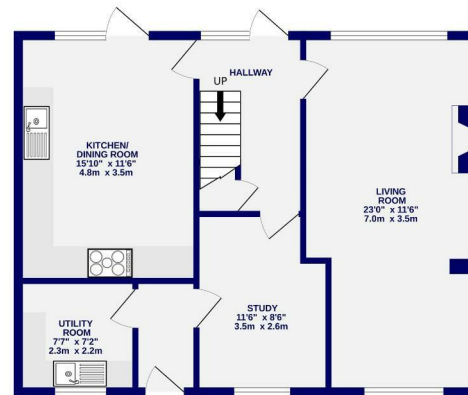
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Freehold
Council Tax Band - C

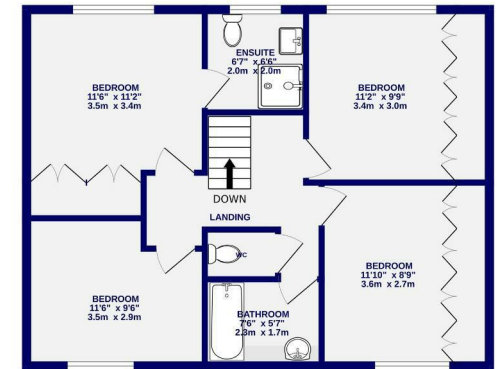
- Extended Semi- Detached House
- Four Generously Sized Bedrooms
- Light Filled Open-Plan Living Space
- Stylish Modern Kitchen With Dining Space
- Light Filled Interiors With Large Windows
- Well Appointed Study Ideal For Home Working
- Summer House With Electricity Providing Versatile Living Space.
- Beautifully Landscaped Gardens To Front And Rear
- Driveway Parking For Two Vehicles
- EPC TBC

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GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/storeroom will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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