

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



6 SWANLAND ROAD, HELMSLEY, YO62 5HS

A detached stone built bungalow in a desirable residential area occupying a mature plot with a double garage and parking.

Entrance Hall

Double Aspect Sitting Room

Kitchen/Diner

Bathroom

2 Double Bedrooms

En Suite Shower Room

Gas Central Heating

Double Garage + Parking

EPC Rating D

GUIDE PRICE £460,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Swanland Road lies just off Carlton Road on the eastern side of Helmsley, a few minutes level walk into town where there are good local amenities, nice eateries, interesting places to visit and good road links to neighbouring towns and to Thirsk (some 14 miles west) where there is a railway station. Helmsley is one of the most sought after Market towns in Ryedale and lies at the foot of the North York Moors National Park.

No. 6 Swanland Road forms part of an attractive residential development of mainly bungalows, arranged around a green, open space with established trees.

This well presented detached property provides single storey accommodation with a spacious entrance hall, a double aspect sitting room with a gas fire and a lovely outlook towards the Green. The sociable kitchen/living/dining room has French doors opening out to the garden and comes with a central island, stacks of cupboards and drawers, plenty of worksurfaces and the ever important integrated appliances. There are two bedrooms, one of which has an en suite shower room, the other currently used as a study. Both will easily accommodate a double/king size bed and the latter has plenty of useful storage cupboards. The bathroom too is nicely furnished with a modern, white suite. Heating is via a gas combi boiler and windows and external doors are all double glazed.

The nice, easy flow of the inside continues outside with a well established, wrap around garden on three sides made up of gravelled pathways, lawn, well stocked borders and decking area suitable for arranging garden furniture. There is a double garage with remote control roller door together with additional parking on the drive in front. A useful shed provides space for garden tools etc.

In summary a much loved bungalow in a 'leafy' part of the town, ready to move into and finished off with a neutral scheme of interior decoration.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by North Yorkshire Council that this property falls in band E.

EPC Rating: D

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

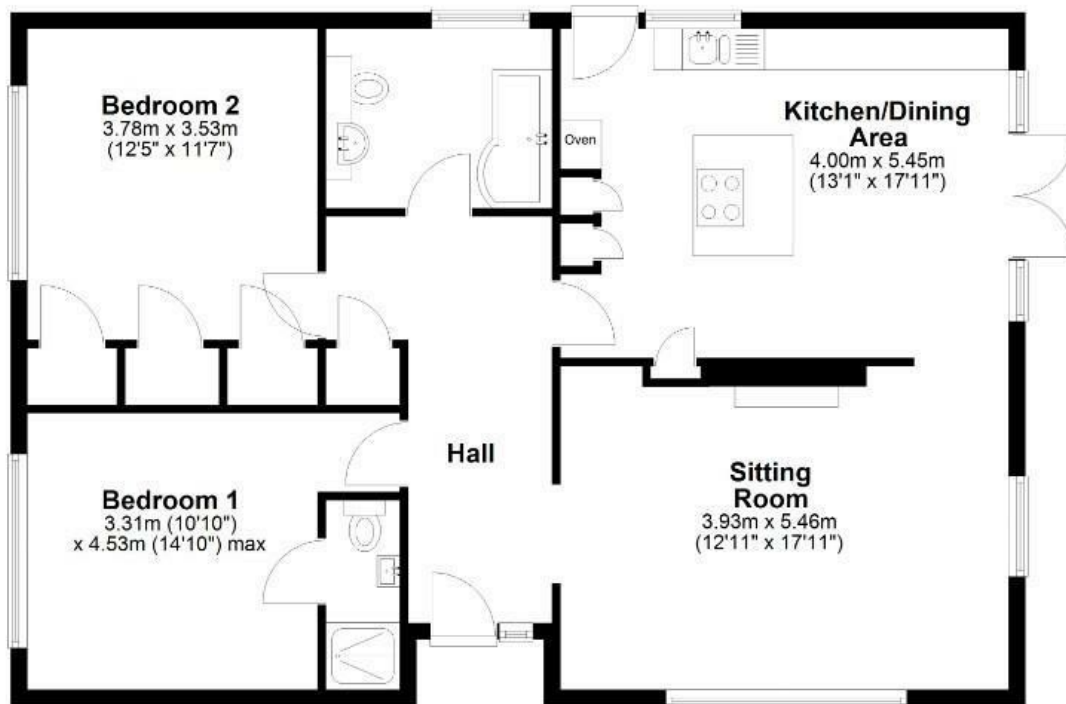
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034.



Accommodation

Ground Floor

Approx. 94.2 sq. metres (1014.2 sq. feet)

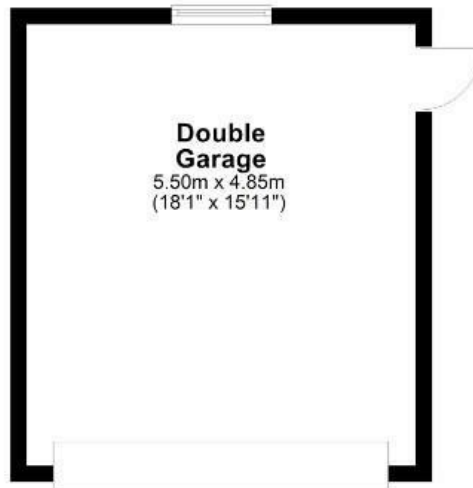


Total area: approx. 94.2 sq. metres (1014.2 sq. feet)

6 Swanland Road, Helmsley

Ground Floor

Approx. 26.7 sq. metres (287.1 sq. feet)



Total area: approx. 26.7 sq. metres (287.1 sq. feet)

Garage, 6 Swanland Road

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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