



High Noons Stamford Bridge Road

, Gate Helmsley, YO41 1NE

£1,150 PCM

Gate Helmsley | 3 Bedrooms and 2 Bathrooms | Garage and Driveway | EV Charging point | Open Plan Kitchen Diner | Garden | Great Access to the A64 | EPC D | Council Tax Band D

- Gate Helmsley
- Quiet Village Location
- Great Access to the A64
- Garage and Driveway
- 3 Bedrooms and 2 Bathrooms
- Open Plan Kitchen Diner
- Garden
- EPC D
- Council Tax Band D
- Available NOW

Viewing

Please contact our Quantum Estate Agency Lettings Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.



For Sale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

KITCHEN
20'7 x 13'7
6.3m x 4.1m

HALL

LOUNGE
20'7 x 11'11
6.3m x 3.6m

GROUND FLOOR
APPROX. FLOOR
AREA 519 SQ. FT.
(48.2 SQ.M.)

BEDROOM
11'10 x 10'2
3.6m x 3.1m

HALL

BEDROOM
8'9 x 8'8
2.7m x 2.6m

BEDROOM
11'11 x 8'7
3.6m x 2.6m

BATHROOM
7'2 x 5'5
2.5m x 1.7m

1ST FLOOR
APPROX. FLOOR
AREA 429 SQ. FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 947 SQ. FT. (88.0 SQ.M.)

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. 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 or efficiency can be given.

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