



The Gables, Paddock Close | Helmsley

Situated within a short walking distance of the popular market place of Helmsley this end terrace property offers spacious accommodation in a quiet cul de sac location together with parking and gardens.

The accommodation comprises: Reception hallway, Cloakroom, Sitting/Dining Room and Breakfast Kitchen.

To the first floor there are three bedrooms and bathroom.

To the outside there is a low maintenance and mature planting to the front with lawned area and shrubbery borders to the rear, there is also gravelled parking.

Helmsley is popular historic town situated on the edge of the North York Moors National Park and offers an array of shops, attractions and leisure facilities together with schooling within the town and close by.

No Onward Chain.

Guide Price £295,000



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Accommodation Comprises

Reception Hallway

With stairs to first floor landing, double glazed window, central heating radiator and coving to ceiling.

Cloakroom

Housing wash hand basin with tiled splash backs and low flush w.c.

Sitting Room/Dining Area

25'9" x 12'4" (7.85m x 3.76m)

With fireplace having oak surround, marble effect back and hearth, two central heating radiators, double glazed windows to the front and rear elevations, coving to ceiling.

Breakfast Kitchen

9'11" x 9'10" (3.02m x 3.00m)

Comprising single drainer sink unit set within rolled edge work surfaces, wall and base units incorporating drawer compartments with tiled splash backs, electric cooker point, breakfast bar, central heating radiator, plumbing for automatic washing machine and double glazed window to the rear elevation.

Rear Porch

Having understairs storage cupboard with wall mounted boiler and door to outside.

First Floor

Landing

With double glazed window, coving to ceiling and access to roof space.

Bedroom One

11'3" x 12'2" (3.43m x 3.71m)

With central heating radiator, coving to ceiling and double glazed window to the front elevation.



Bedroom Two

9'10" x 13'2" (3.00m x 4.01m)

With fitted wardrobes, central heating radiator, coving to ceiling and double glazed window to the rear elevation.

Bedroom Three

8'10" x 9'10" (2.69m x 3.00m)

With central heating radiator, double glazed window to the rear elevation and coving to ceiling.

Bathroom

Comprising bath with tiled panel, pedestal wash hand basin, low flush w.c, partial wall tiling, central heating radiator, built in airing cupboard housing hot water cylinder.

Outside

Front garden having flower and shrubbery bed, gravelled parking area leading down the side of the property to a paved pathway leading to rear garden with laid lawn, raised shrubbery beds, good sized shed having light and power and fencing to the boundaries.

Paddock Close is accessed via a five bar gate leading to shared gravelled driveway with additional parking which leads down to The Gables.

Services

Mains electricity, gas, water and drainage.

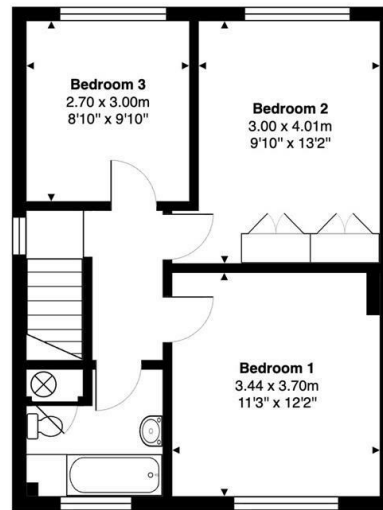


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The Gables, Paddock Close, Helmsley, YO62 5BQ



Ground Floor
Gross Internal Area: 46.2 m² ... 497 ft²



First Floor
Gross Internal Area: 46.0 m² ... 495 ft²



Gross Internal Area: 92.2 m² ... 993 ft²

All measurements are approximated for display purposes only and should be independently verified
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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

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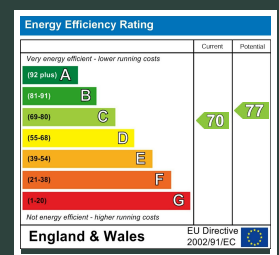
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