

Dunroyal Close, Helperby

£550,000

Stephensons
estate agents & chartered surveyors

Dunroyal Close, York YO61 2NH

Est. 1871

£550,000

A charming four bedroom link-detached property offering spacious open plan living/kitchen to the rear, dining room, landscaped gardens, a significant outbuilding and a double garage. The property is well positioned in the corner of this exclusive cul-de-sac and truly needs to be seen in person to appreciate what is on offer.

The property is entered via a generous entrance hall with tiled flooring, a cloakroom/WC, an under stairs storage cupboard and a switchback staircase leading up.

The tiled flooring extends from the entrance hall into the large kitchen/dining room which has an array of matching base and wall storage units and black worktops with inset sink & dish drainer. The kitchen features integrated appliances to include a dishwasher, Bosch electric hob and double oven. There is freestanding appliance space for both a washing machine and fridge/freezer and the kitchen has been setup to provide ample space for a breakfast/dining table. In addition, the kitchen benefits from a side access door onto the garden path.

From the kitchen/dining area, an opening leads to the sitting room with laminate flooring. Centrally positioned in the sitting room is a multi fuel stove within an exposed brick fireplace with timber mantle. The sitting room is subject to plenty of natural light and has French doors leading out to the garden beyond.

To the front of the property is a formal dining room with a triple window which could provide a useful space for a separate snug.

To the first floor, there is a spacious landing with useful storage cupboard leading to the four bedrooms and house bathroom.







Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. The property currently runs off oil fired central heating
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: E - North Yorkshire Council
EPC Rating: D (64)
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.











The principle bedroom is generous in size and features ample freestanding storage space with an en-suite including a low flush wc, standing wash hand basin, wall mounted heated towel rail and an enclosed shower cubicle with full height splash backs to three sides.

Bedroom two and three are also double bedrooms which allow for plenty of freestanding storage and both have views overlooking the rear garden. Bedroom three is currently setup as a home office/study/library and bedroom four is a single bedroom and is currently used as an office space.

Finally, the house bathroom has a mixture of high and low level ceramic tiled splash backs, and includes a bath, standing wash hand basin, low flush wc and a wall mounted heated towel rail.

To the front of the property is a shared driveway with space for parking multiple vehicles which leads up to the double garage. The front garden is gravelled with a stone flagged path leading to the front entrance door.

The rear garden can be accessed via the stone flagged garden path down the left hand side of the property. The rear garden has been well landscaped by the clients to incorporate an outdoor seating area, lawn, vegetable patch and a variety of flower/plant beds.

Positioned to the rear of the garden is a significant outbuilding with timber beams and French doors. Part of the space has been skillfully sectioned off to provide a fully insulated room with power and light, currently used as a hobby room but would lend itself to a variety of uses.

There is a further garden path down the right side of the property which is where a greenhouse is kept and the oil tank is positioned. This side path leads to the garages side access door, and in turn to a gate giving access out onto Tofts Lane. The double garage can be accessed via either the aforementioned side access door from the garden or an electric roller shutter door. The garage benefits from both power & light and houses the recently installed oil fired boiler.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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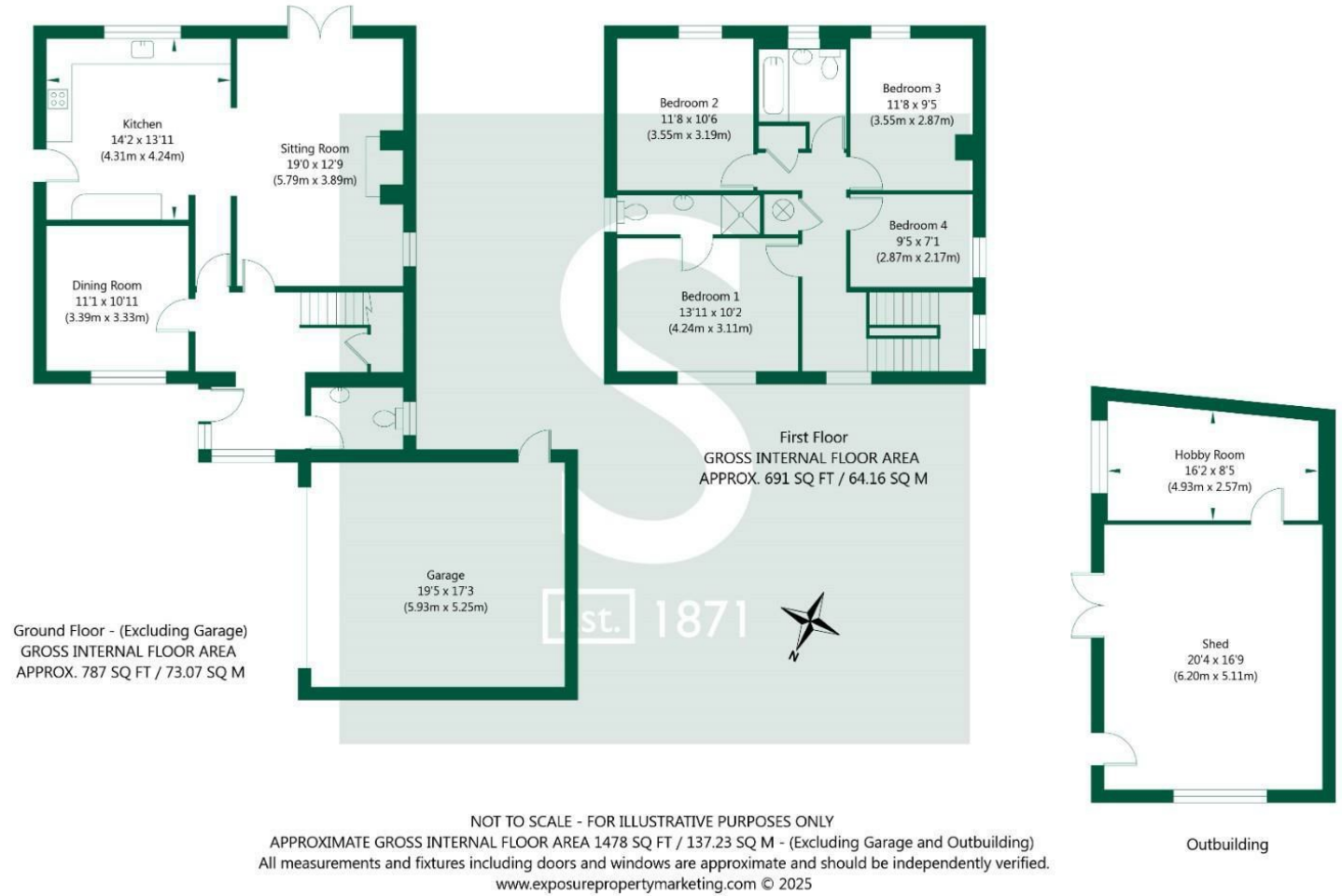
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1478 SQ FT / 137.23 SQ M - (Excluding Garage and Outbuilding)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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