

4 ELMSLAC ROAD HELMSLEY



An attractive, stone built three-bedroom house, providing over 1,100 square feet of accommodation, with gardens front and back and ample off-street parking

Sitting Room – Living/Dining Room – Breakfast Kitchen – Utility Room - Cloakroom

Two double bedrooms – Nursery/Study - House bathroom

Lengthy driveway providing off-street parking – Workshop/Adjoining outbuilding

Lawned gardens front and rear.

uPVC double glazed throughout and with gas fired central heating.

No Onward Chain

GUIDE PRICE £275,000

**A double fronted stone cottage with generous grounds, garden and parking.
Nicely situated within a well-established residential area, within an easy walk to the centre of town.**

In all 4 Elmslac Road provides 1,126 square feet of space, which in brief comprises the following: entrance hall, a dual aspect sitting room, living/dining room, a smart, modern breakfast kitchen with adjoining utility and cloakroom. Upstairs are three bedrooms, two doubles and a nursery/study and the house bathroom.

The property has lovely, mature gardens to the front and rear, a lengthy driveway providing private off-street parking and a useful workshop/outbuilding. The property is uPVC double glazed throughout and has gas fired central heating.

OCCUPANCY RESTRICTION Please note that this property is subject to a North York Moors National Park occupancy restriction. Further details are available upon request from the selling agents



LOCATION

Helmsley is a very attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high-class delicatessens the town is a highly regarded place to live. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north. Elmslac Road lies on the eastern side of the town, Number 4 is the second property on the right on Elmslac Road, located just behind the Primary School and is an easy, level walk from the centre of the town.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door. Stairs to the First Floor.

SITTING ROOM

6.00 m (19'8") x 2.70 m (8'10")

Double aspect with windows to the front and rear. Television point. Two radiators. Fireplace housing gas fire. Coving.



LIVING ROOM

3.78 m (12'5") x 2.90 m (9'6")

Bay window to the front. Fireplace housing gas fire. Arched alcove. Coving.



KITCHEN

4.26 m (14'0") x 2.30 m (7'7")

Range of fitted base and wall units with granite effect worktops, incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven and grill. Integrated four ring hob with extractor overhead. Integrated dishwasher. Pair of windows to the rear. Pantry cupboard.



UTILITY ROOM

2.82 m (9'3") x 2.37 m (2'37")

Fitted base unit with stainless steel sink unit. Automatic washing machine point. Window to the front. Wall mounted gas fired central heating boiler.

CLOAKROOM

1.70 m (5'7") x 0.80 m (2'7")

Low flush WC. Window to the rear.

FIRST FLOOR

LANDING

Loft inspection hatch. Window to the rear.

BEDROOM ONE

4.00 m (13'1") x 2.80 m (9'2")

Casement window to the front. Over stairs storage cupboard. Radiator. Coving.



BEDROOM TWO

4.00 m (13'1") x 3.30 m (10'10")

Casement window to the front. Range of fitted bedroom furniture and wardrobes. Radiator. Fitted over stairs storage cupboard.

BEDROOM THREE/STUDY

3.30 m (10'10") x 2.30 m (7'7")

Radiator. Casement window to the rear.

BATHROOM

3.14 m (10'4") x 2.00 m (6'7")

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Radiator. Casement windows to the rear. Part tiled walls. Extractor fan.



OUTSIDE

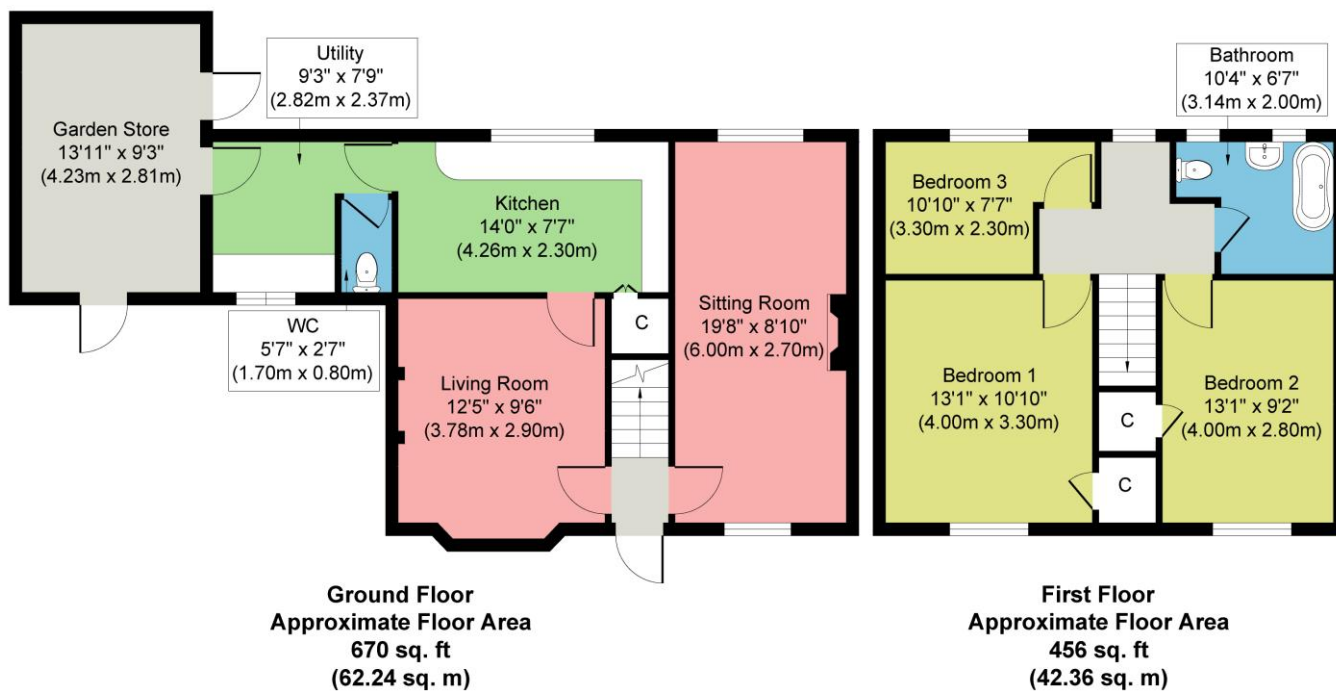
4 Elmslac Road is the first property on the right as you turn onto Elmslac Road and has an attractive double fronted façade with a lawned garden to its front with a lengthy driveway providing plenty of off-street parking. To the rear is a private, enclosed lawned garden with a number of well-established shrubs and trees.

WORKSHOP/ STOREROOM

4.23 m (13'11") x 2.81 m (9'3")

Doors to the front and side. Electric light and power. Interior door to the property.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity. Central heating is gas-fired
 Council Tax: Band C.
 EPC: Current tbc Potential tbc
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO62 5AP

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

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