

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

9 ROSEDALE LANE, HELMSLEY, YO62 5FH



- Attractive, recently built property with immaculate, modern accommodation
- Two double bedrooms and contemporary house bathroom
- Nice position on a quiet cul-de-sac
- Spacious dining kitchen with quality fixtures & fittings
- Generous enclosed garden with large patio area
- Parking for two vehicles

PRICE GUIDE £258,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

9 Rosedale Lane is an immaculately presented two-bedroom home, situated in a quiet position on a popular recent development to the outskirts of the highly sought-after market town of Helmsley. The property offers a bright and contemporary interior and features an inviting entrance hallway with a cloakroom, a comfortable living room and a stylish open-plan dining kitchen with integrated appliances and French doors leading to the rear garden. Upstairs, there are two generous double bedrooms and a modern family bathroom finished to a high standard.

Outside, the property benefits from a fully enclosed rear garden with a large patio area for sitting out and raised flower beds making up the borders. Off-street parking space for two vehicles.

Helmsley is a sought-after town with a weekly market on a Friday and an array of shops providing important everyday amenities, as well as good eateries, craft shops, boutiques, and a well-stocked delicatessen. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden, and Helmsley Art Centre, popular for its film programmes, theatre productions, art exhibitions, and workshops. Helmsley lies on the borders of the North York Moors National Park with its stunning scenery and numerous recreational pursuits. The A170 Thirsk to Scarborough road also links to other local towns.

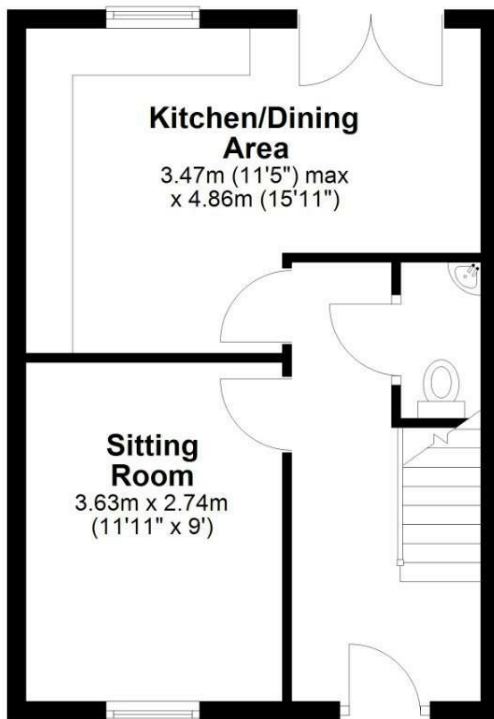
General Information



Accommodation

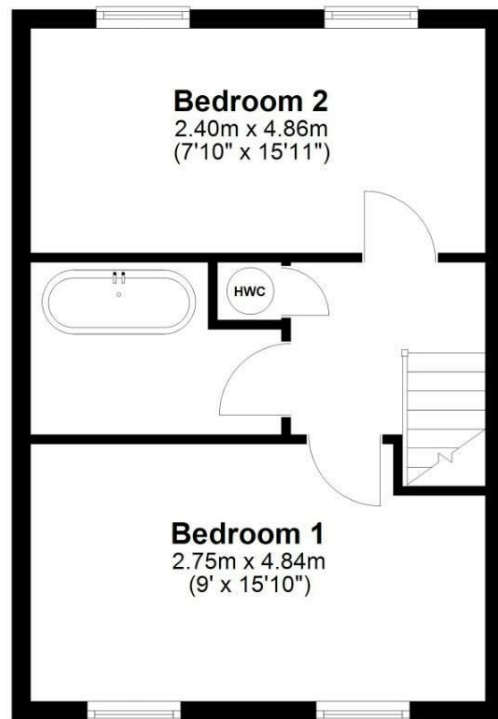
Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 sq. feet)

9 Rosedale Lane, Helmsley

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead