

3 THE LIMES HELMSLEY



A stylishly presented detached bungalow, fully refurbished with attractive south facing garden, garage and off-street parking.

837 ft2 of well-proportioned and beautifully refurbished accommodation.
Entrance hall, Living/Dining Room and Breakfast Kitchen with stylish fitted cabinetry
Two double bedrooms with access onto the rear terrace. Bathroom
Lovely, landscaped gardens.
Garage. Off-street parking.
NO ONWARD CHAIN

OIEO £395,000

An attractive, detached bungalow located within a well regarded and peaceful residential area, with superb accommodation and landscaped garden and grounds.

3 The Limes is an immaculate detached bungalow which offers completely refurbished and well-proportioned accommodation amounting to 837 square feet, presented to a fantastic standard throughout. Beautifully landscaped gardens lie to the rear, which is south facing and combines a raised terrace, lawned garden and a sheltered pagoda seating area. Attached single garage and off-street parking.

The property has been recently renovated with work carried out includes a full re-wire, a revamped central heating system, a stylish fitted Wren kitchen and modern bathroom fittings. Fully redecorated and with new floor coverings throughout. The accommodation comprises entrance hallway, large living room with feature fire and a stylishly fitted kitchen by Wren with integrated appliances. Two double bedrooms with French windows which open out onto the south facing garden to the rear and a modern fitted bathroom.



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 tourist destination. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door with inset glazed pane. Loft inspection hatch, the loft is part boarded for storage and has a drop down ladder and electric lights. Fitted airing cupboard with radiator and slatted shelving.



KITCHEN

2.90 m (9'6") x 2.80 m (9'2")

Range of white fitted units with wood effect butcher block style worktops. One and a half ceramic sink unit. Under cupboard lighting. Bosch integrated electric oven. Matching Bosch four ring hob. Carousel corner cupboard. Vertical radiator. Casement window to the side.



LIVING ROOM

6.00 m (19'8") x 4.00 m (13'1")

Square bay window to the front. Casement window to the front. Radiator. Television point. Coving. Feature electric fire.



BEDROOM ONE

4.40 m (14'5") max 2.87 m (9'5")

Dual aspect with casement window to the side and French windows out to the rear. Vertical Radiator. Fitted wardrobes.



BATHROOM

2.40 m (7'10") x 2.00 m (6'7")

Bath with shower overhead. Low flush WC. Wash hand basin set within a vanity cabinet. Chrome heated ladder towel rail. Casement window to the side. Tiled walls. Bathroom mirrored cabinet with lights.



BEDROOM TWO

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

Radiator. French windows out to the rear.



GARDEN & GROUNDS

3 The Limes sits back from the street, behind a neat garden to the front and side, the block paved driveway runs to the west gable end of the house and leads up to the single garage. There is ample off street parking on the driveway to the side. The majority of the garden lies to the rear, which faces south and is both sunny and sheltered. Recently landscaped, to the immediate rear of the property is a raised terraced seating and dining area with a pleasant aspect over the garden and cleverly constructed to provide storage beneath the decked terrace. Steps drop down to the lawned garden which has been attractively planted with mature shrubs and plants. To the far end is a further seating area, set within a pagoda with roses climbing up its sides. Outdoor lighting is set within the garden, with lights to the raised terrace and the lower seating area.

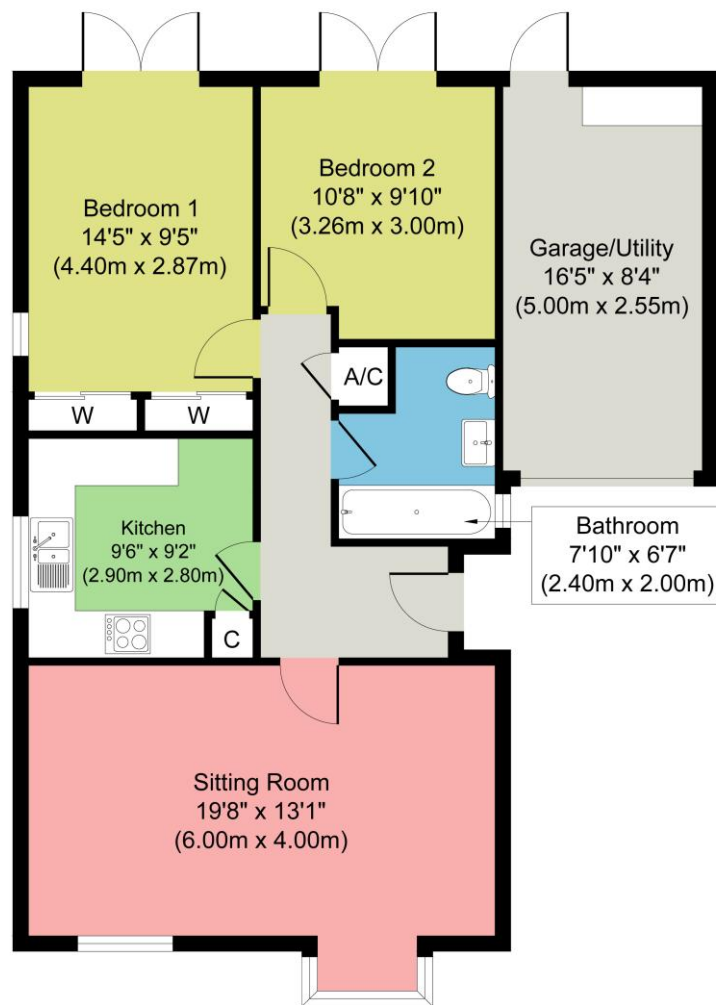
At the bottom of the garden stands a detached timber building, currently used as a summer house and studio, with electric light and power.



GARAGE

5.00 m (16'5") x 2.55 m (8'4")

Up and over door. Fitted work bench. fitted storage cupboards. Storage overhead. Laundry area with automatic washing machine and tumble drier points. Ideal gas fired central heating boiler (serviced annually). Electric light and power points. Personal door out to the rear.



GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity.

Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.

Council Tax: D

Post Code: YO62 5DT

EPC Rating: D/64

Viewing: Strictly by appointment with the Agent's Pickering office.

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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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