

## 9 THE LIMES HELMSLEY



**A refurbished detached bungalow with stylish accommodation, south facing gardens. and with off-street parking, quietly situated within a well-established residential area.**

884sq.ft of well-proportioned and beautifully refurbished accommodation.  
Entrance hall, Living and Dining Room and Breakfast Kitchen with stylish fitted cabinetry.  
Master bedroom with en-suite bathroom, fitted with high-quality sanitary ware,  
Two further bedroom and a main bathroom  
Lovely, landscaped gardens with a sunny, south facing aspect.  
Garage storeroom. Off-street parking.

### GUIDE PRICE £399,950

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

9 The Limes is an immaculate detached bungalow which offers completely refurbished and well-proportioned accommodation amounting to 884 square feet, presented to a fantastic standard throughout. Beautifully landscaped gardens lie to the rear, which is south facing and combines a paved patio area, lawned garden and vegetable garden. There is ample parking on the drive to the front and useful storage within the attached garage storeroom.

The property has been comprehensively refurbished and remodelled creating an immaculate home. Work carried out includes a re-fitted kitchen with bespoke cabinetry and solid granite tops, the addition of a large en-suite bath and shower room with sleek modern fittings and a further re-fitted bathroom. The property has new windows and doors throughout, new flooring and is decorated and presented to a high standard throughout. The accommodation comprises entrance hallway, large living room with feature fire and a stylishly fitted kitchen with integrated appliances. Master bedroom with en-suite, two further bedrooms and a modern fitted bathroom.



Helsley 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

Front door with inset glazed pane. Wood effect laminate floor. Radiator. Loft inspection hatch, the loft is boarded, insulated and with fitted shelving. Coving.

### LIVING DINING ROOM

6.00 m (19'8") x 4.16 m (13'8")

Square bay window to the front. Casement window to the front. Two radiators. Television point. Coving. Gas fire set within a stone fireplace.



### KITCHEN

3.30 m (10'10") x 2.27 m (7'5")

Range of high quality fitted kitchen cabinetry with solid granite worktops incorporating an inset sink unit. Under cupboard lighting. Bosch integrated electric double oven. Matching Bosch four ring hob with extractor overhead. Washing machine point. Plumbing for a dishwasher. Casement window to the side. Half glazed door to the garden.



### BEDROOM ONE

4.24 m (13'11") 2.67 m (8'9")

Casement window to the rear. Laminate wood floor. Radiator.





### BEDROOM THREE

2.67 m (8'9") x 2.00 m (6'7")

Laminate wood floor. Casement window to the side. Radiator. Coving. Electric board overhead.

### EN-SUITE BATHROOM

2.50 m (8'2") x 2.44 m (8'0")

Freestanding tub with tap and shower attachment. Double with walk-in shower cubicle with a double rain head shower. WC with concealed system. Wall hung wash hand basin with fitted drawers. Pair of heated ladder towel rails. Casement window to the rear. Recessed ceiling lights. Extractor fan. Laminate wood floor.



### BEDROOM TWO

3.24 m (10'8") x 3.33 m (10'11")

Laminate wood floor. Casement window to the rear. Radiator. Coving.



### BATHROOM

2.27 m (7'5") x 1.80 m (5'11")

Bath with shower overhead. WC and wash hand basin set within a vanity cabinet. Chrome heated ladder towel rail. Casement window to the side. Recessed ceiling lights. Extractor fan. Coving. Electric shaver point. Laminate wood floor.



## GARDEN & GROUNDS

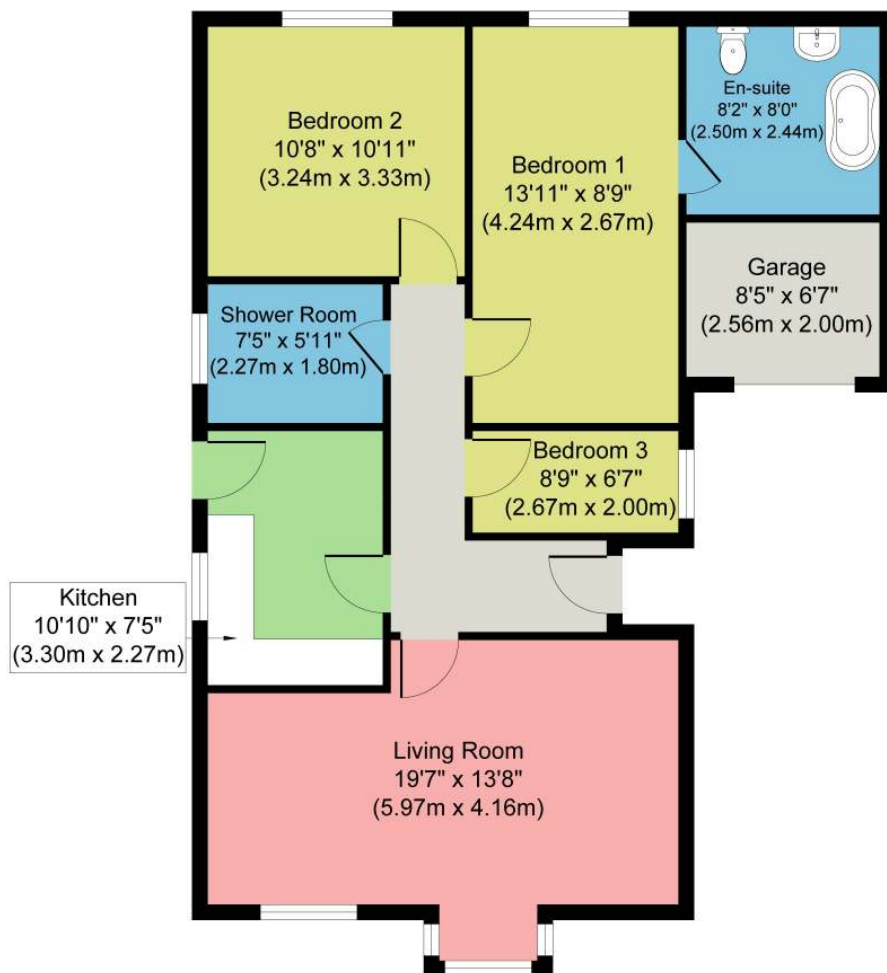
9 The Limes sits back from the street, behind a neat strip of lawn, upon which are planted a row of mature shrubs. A paved driveway runs to the west gable end of the house and leads up to the garage store, which offers a useful level of storage and houses the boiler. The majority of the garden lies to the rear, which faces south and is both sunny and sheltered. Recently landscaped, to the immediate rear of the property is patio with seating and dining area, leading to a timber covered pagoda. A level area of lawn stretches beyond and is planted with a number of well-established shrubs and blossom trees. To the far side is a small vegetable bed. There is an outside water supply to the garden.



### GARAGE STORE

2.56 m (8'5") x 2.00 m (6'7")

Electric roller shutter door. Electric light and power points. Gas fired central heating boiler.



#### **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: Current D/62 Potential B/84

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.

C025 Printed by Ravensworth 01670 713330