

32 BONDGATE HELMSLEY



Mid terraced cottage with newly refurbished accommodation, presented well throughout and with south facing, low maintenance garden to the rear.

Character cottage, ideal for an owner occupier or those buyers looking for an investment opportunity.

Entrance Hall – large Sitting Room with open fire – Cloakroom – newly fitted Breakfast Kitchen

Two double bedrooms and house bathroom.

Low maintenance, south facing and private garden

NO ONWARD CHAIN

GUIDE PRICE £279,000

Character cottage located only moments from the centre of Helmsley.

Comprehensively refurbished and extended over recent years the cottage is an ideal investment property or full time residence.

32 Bondgate is an attractive stone built character cottage which has recently undergone a thorough renovation. The accommodation has many character touches including beamed ceilings, deep set Yorkshire sliding sash windows whilst to the rear a recent two storey stone extension has been added as part of a programme of improvement, along with a full re-wire, new plumbing and new bathroom and kitchen fittings.



To the front is the sitting room with open fireplace, to the rear is a light, modern fitted breakfast kitchen and a cloakroom. Upstairs are two double bedrooms and a newly finished bathroom. The property is double glazed at the rear, has a newly fitted gas fired central heating boiler and is newly re-carpeted and decorated throughout.

At the rear is a private low maintenance south facing courtyard style garden. The outside space has plenty of scope to create an attractive easy to care for garden, which has access onto Pottergate at the rear.

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, hostleries 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.

ACCOMMODATION COMPRISES

ENTRANCE HALL

1.30 m(4'3") x 1.30 m(4'3")

Panelled front door with window light. Door to 32 Bondgate.

SITTING ROOM

4.40 m(14'5") x 3.60 m(11'10")

Casement window to the front with deep window sill. Radiator. Open fire with cast iron basket grate and surround and with stone hearth. Fitted cupboard housing the gas meters. Fitted storage cupboard. Wall light points. Television point. Exposed beams.



INNER HALL

1.55 m(5'1") x 1.00 m(3'3")

Quarry tiled floor. Stairs to the First Floor. Fitted cupboard

CLOAKROOM

1.23 m(4'0") x 1.20 m(3'11")

Low flush WC. Pedestal wash hand basin. Extractor fan.

BREAKFAST KITCHEN

3.60 m(11'10") x 2.37 m(7'9")

Newly fitted base units with integrated Beko electric oven and matching four ring halogen hob with extractor overhead. Washing machine point. Integrated stainless steel sink unit. Recessed ceiling lights. Tiled floor. Radiator. Wall mounted Ideal gas fired combi boiler with the full balance of the guarantee outstanding. Upvc casement window to the rear. Door out to the rear.



FIRST FLOOR

BEDROOM ONE

3.45 m(11'4") x 2.90 m(9'6")

Full bank of fitted wardrobes. Casement window to the front. Telephone point. Radiator.



BEDROOM TWO

3.60 m (8'9') x 2.40 m

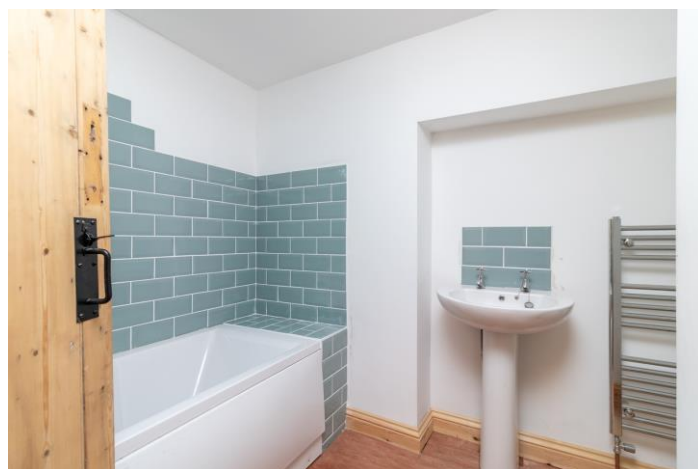
Twin uPVC windows to the rear. Radiator.



BATHROOM

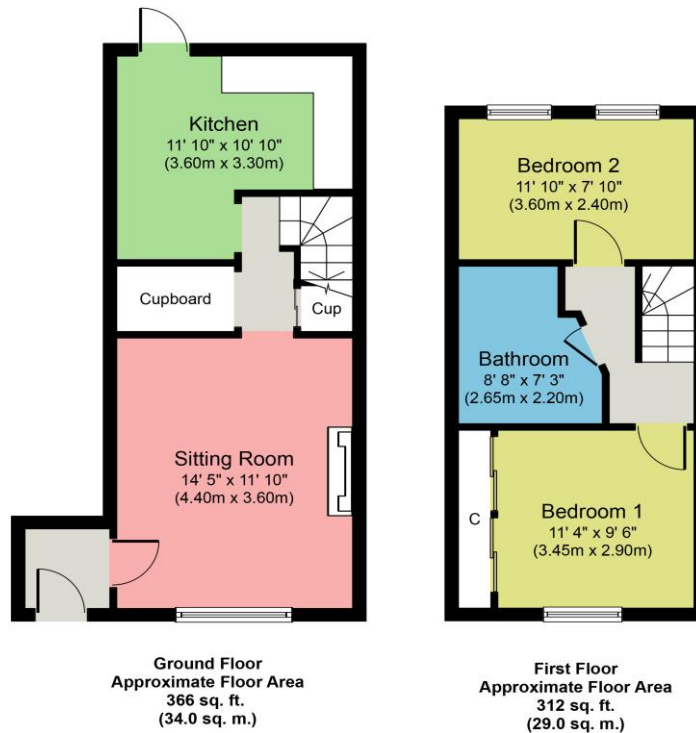
2.68 m(8'10") x 2.00 m(6'7")

Bath with hand held shower. Tiled surround. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Extractor fan.



OUTSIDE

The garden lies to the rear of the property with a south facing aspect. The yard is largely hard paved and has a lot of potential to create a pretty and easy to care for outdoor space. There is a useful brick outbuilding and an outside tap.



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. 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, drainage, gas and electricity.
 Council Tax: Band C
 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.
 Postcode: YO62 5BR

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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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