



## Main Street, Helperby Guide Price £325,000

An impressively presented period property located on Helperby's picturesque Main Street featuring a sitting room with open fire, stunning dining kitchen, utility room, cloakroom/wc, 3 bedrooms, bathroom, dressing room/study & useful attic room.

\*\*\* NO ONWARD CHAIN \*\*\*



## Inside

A reception hall leads off into a delightful sitting room with sashed bay window and period open fireplace and a stunning 31'8" (9.65m) long dining kitchen featuring an original floor to ceiling storage cupboard and period open fireplace in the dining area and a fabulous kitchen was restyled in 2020 to feature a dining/breakfast bar, expansive worktops with inset period style sink unit, generous storage, integrated dishwasher and freestanding appliance space complemented by a useful utility room with cloakroom/wc and courtyard access leading off.



The spacious 1st floor landing features an impressive arched window overlooking the rear courtyard and doors leading off into a principal bedroom with period fireplace and fitted wardrobes, 2 further bedrooms, bathroom and a useful dressing room/study with drop down ladder access up into to a centrally heated attic room with power, light and double glazed skylight.

Other internal features of note include oil fired radiator central heating, sashed double glazing (to all bar 1 single glazed window) and period doors with original brass furniture throughout.



## Outside

A 6'6" (1.98m) wide wooden gate opens into a shared rustic red brick archway which leads through into a charming block paved courtyard area with a small lawn and a timber built storage shed which also houses the oil tank.

It should be noted that parking is "on street" and the neighbouring property (Holmeways) has a right of way through gated archway and across the block paved part of the courtyard.



## Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

## Energy Efficiency

This property's current energy rating is F (24) and has the potential to be improved to an EPC of D (63).

## Council Tax & Postcode

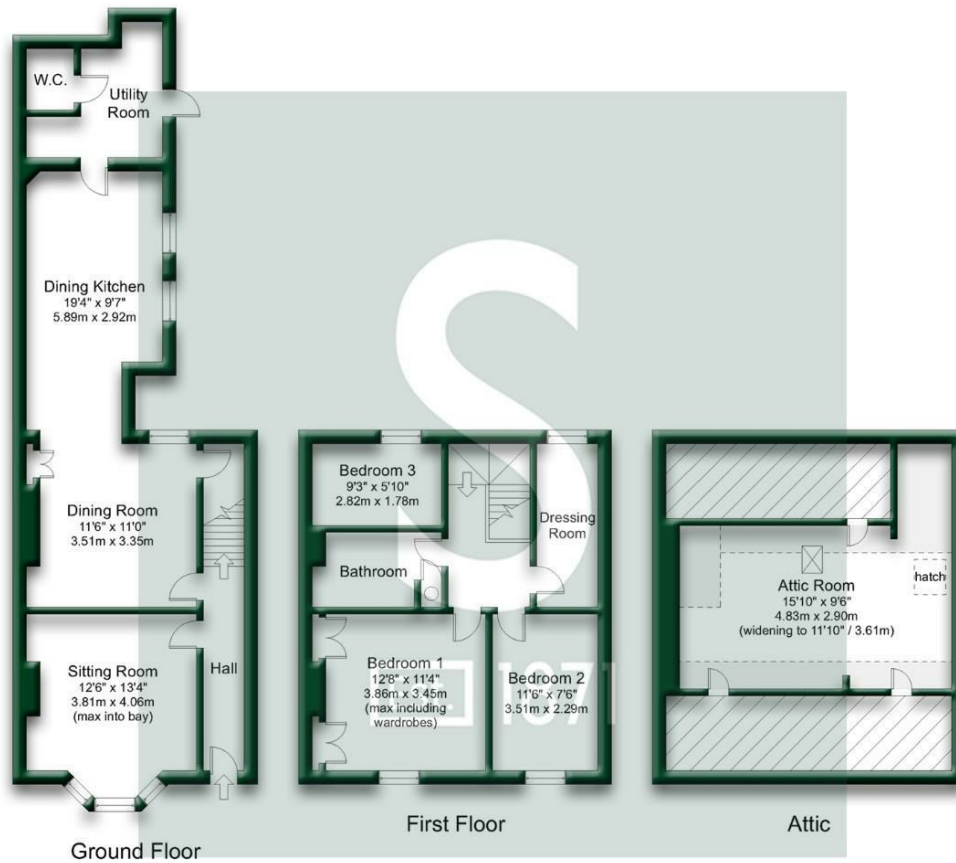
This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO61 2PS.

## Tenure

We have been informed by the vendor that the property is freehold.

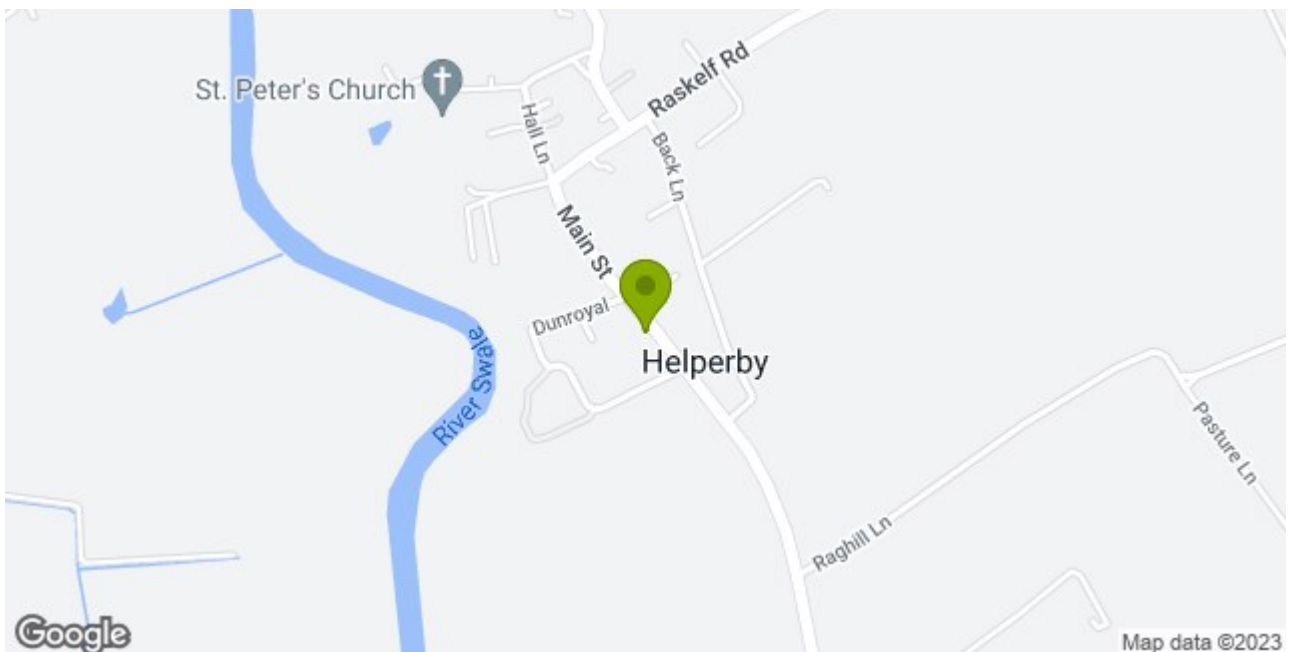






Gross internal floor area excluding Attic (approx.): 100.3 sq m (1,080 sq ft)

Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.  
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