



34 Ashwood Close | Helmsley, York

34, Ashwood Close is a stunning semi-detached dormer bungalow offering superb accommodation over two floors which is immaculately presented and enjoys views over open countryside to the rear situated in this pleasant residential location.

The deceptively spacious accommodation which has been finished to a high specification comprises reception hallway, dining kitchen with good range of units including built in appliances, sitting room with French

doors to the rear garden enjoying open views to the rear, bedroom with French doors opening onto rear garden and shower room on the ground floor with master bedroom and en suite bathroom on the first floor all of which enjoys gas fired central heating and sealed unit double glazing throughout. Externally there is double gravelled drive and private enclosed rear garden with countryside views beyond. Helmsley is an attractive market town offering an excellent range of local amenities and recreational facilities.



Guide Price £400,000

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ACCOMMODATION

ON THE GROUND FLOOR

OPEN ENTRANCE PORCH

leads to entrance door giving access to spacious reception hallway with central heating radiator, tiled flooring, stairs to first floor, good-sized under stairs storage cupboard with tiled flooring and hanging space; double doors lead in to

DINING KITCHEN

16' x 11' (4.88m x 3.35m)

comprising stainless steel 1.5 bowl drain and sink unit with mixer tap over set within rolled edge worksurfaces with matching splashbacks. Expensive range of wall and base units incorporating drawer compartments and deep pan drawers, built-in dishwasher, built-in fridge-freezer, 4 ring hob with splashback and extractor canopy over, built-in oven and built-in microwave, inset spotlights to ceiling, 2 double glazed windows to the front elevation, central heating radiator.

SITTING ROOM

11'8" x 15'11" (3.56m x 4.85m)

With central heating radiator, double glazed French doors opening onto the rear garden with open views over countryside.

SHOWER ROOM

With tiled flooring, shower cubicle with shower unit, vanity wash hand basin with mixer tap over and cupboard below, low flush wc, shaver point, chrome heated towel rail, complementary wall tiling, inset spotlights to ceiling, double glazed window to the side elevation.

BEDROOM 2

11'6" x 15'11" (3.51m x 4.85m)

Central heating radiator, double glazed French doors opening onto the rear garden with countryside views.

TO THE FIRST FLOOR

LANDING

Central heating radiator, 2 no. built-in cupboards.

BEDROOM 1

13'2" x 20' (4.01m x 6.10m)

Central heating radiator, double glazed window to the front elevation.



EN-SUITE BATHROOM

6'3" x 14'11" (1.91m x 4.55m)

Comprising panelled bath, shower cubicle with shower unit, vanity unit with inset wash hand basin with mixer tap over and cupboard below, low flush wc, shaver point, complementary wall tiling, tiled window sill, double glazed window to the side elevation, extractor fan and ladder style chrome heated towel rail, inset spotlighting to ceiling.

EXTERNALLY

To the front of the property is a double gravelled drive with pathway; side access leads to the private, enclosed rear garden with shaped patio area, laid lawn, fencing to the boundaries and countryside views.

TENURE

We understand to be freehold with vacant possession on completion.

SERVICES

Mains water, drainage, electricity and gas. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

VIEWING

Strictly by appointment with the Agents. 01439 770232.

BUSINESS RATES

According to the Valuation Office Agency website, 34 Ashwood Close is registered for business rates with a current rateable value of £2,400, as described Self Catering Holiday Unit and Premises.

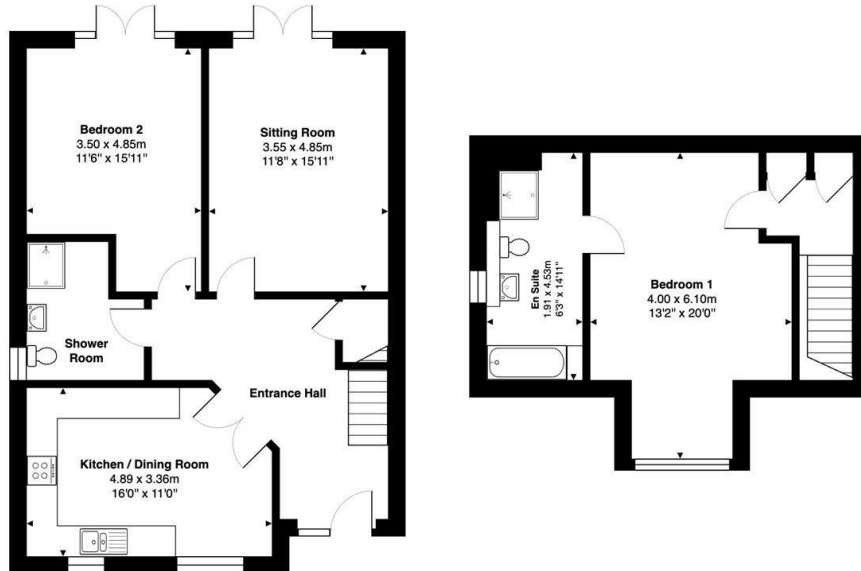
ENERGY PERFORMANCE RATING

Assessed in Band B. The full EPC can be viewed at our Malton office.



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Woodland View, 34 Ashwood Close, Helmsley, YO62 5HW



Ground Floor
Gross Internal Area: 72.3 m² ... 778 ft²



First Floor
Gross Internal Area: 35.6 m² ... 383 ft²

Gross Internal Area: 107.9 m² ... 1162 ft²
All measurements are approximated for display purposes only and should be independently verified
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VIEWING

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BUSINESS RATES

Self Catering Holiday Unit and Premises.

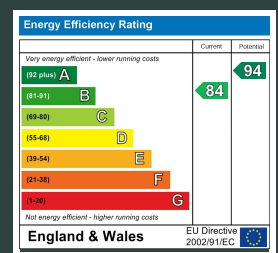
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Est. 1801