

Peter  
**illingworth**  
ESTATE AGENTS



**6, Linkfoot Close, Helmsley  
North Yorkshire , YO62 5FA  
Price Guide £820,000**

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An enviably situated, modern four bedroom detached family home built to a high specification, occupying a corner plot with stone elevations, including holding paddock of some 0.1 acres, under floor heating to the ground floor, sealed unit double glazing and solar panels. Situated in the outstanding North York Moors National Park and yet within the much sought after ancient market town of Helmsley.

Accommodation on the ground floor includes: Front entrance hall, living/dining room/ground floor bedroom. Open plan luxury fitted kitchen/dining area with two sets of bi-fold doors leading to the garden, sitting room with bi-fold doors to garden, utility room and cloakroom. First floor: Galleried landing, principal bedroom with en-suite shower room, bedroom 2 with en-suite shower room, two further double bedrooms and house bathroom.

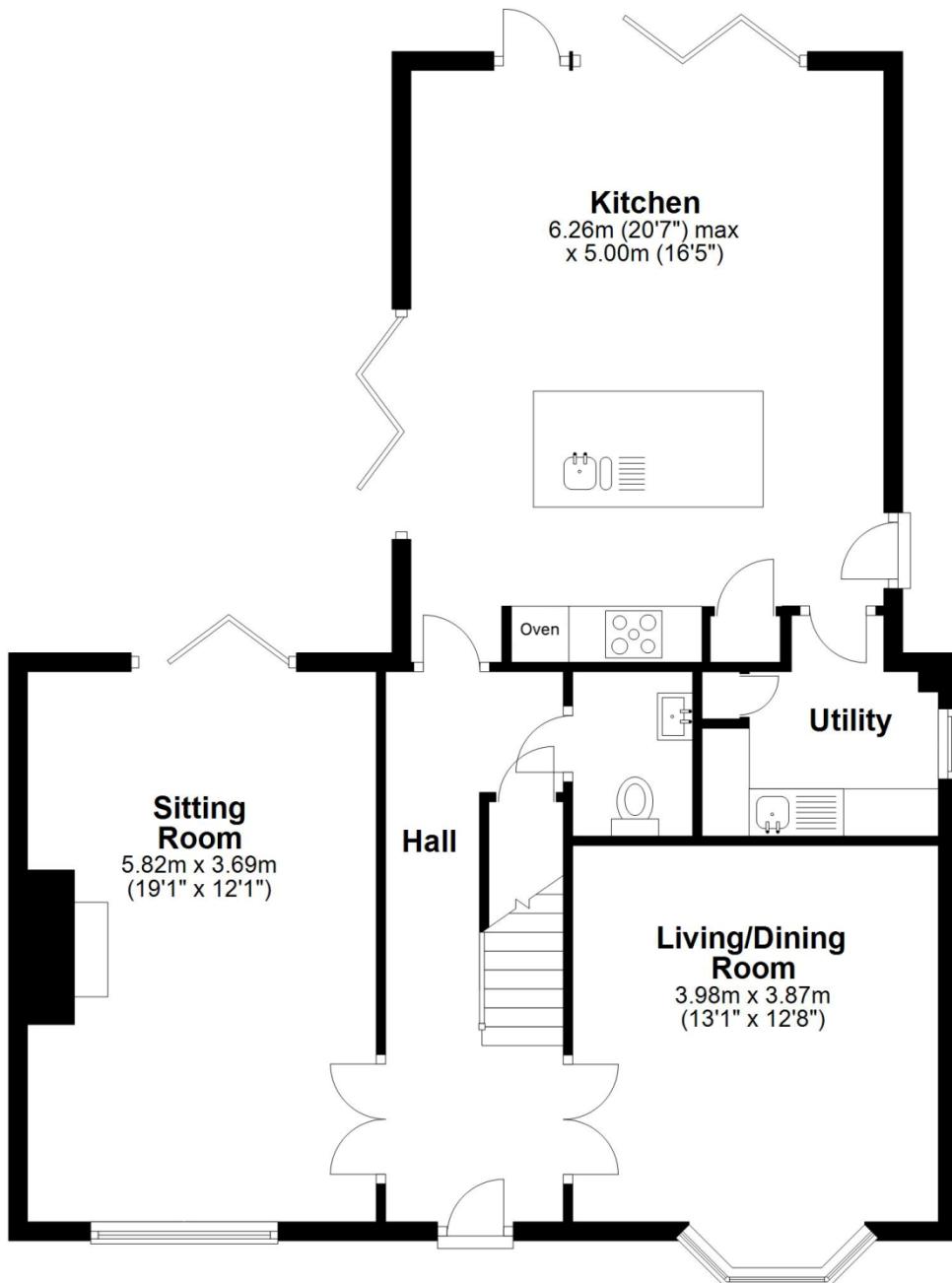
Externally : Double garage and cobbled car standing area, lawned garden and patio. Holding paddock with vehicular access from the front the property.

This is ideally located to commute to the ancient city of York and the coastal resorts of Scarborough and Whitby, as well as the ancient market towns of Kirkbymoorside, Pickering, Thirsk and Malton. The nearest railway stations are Malton and Thirsk.



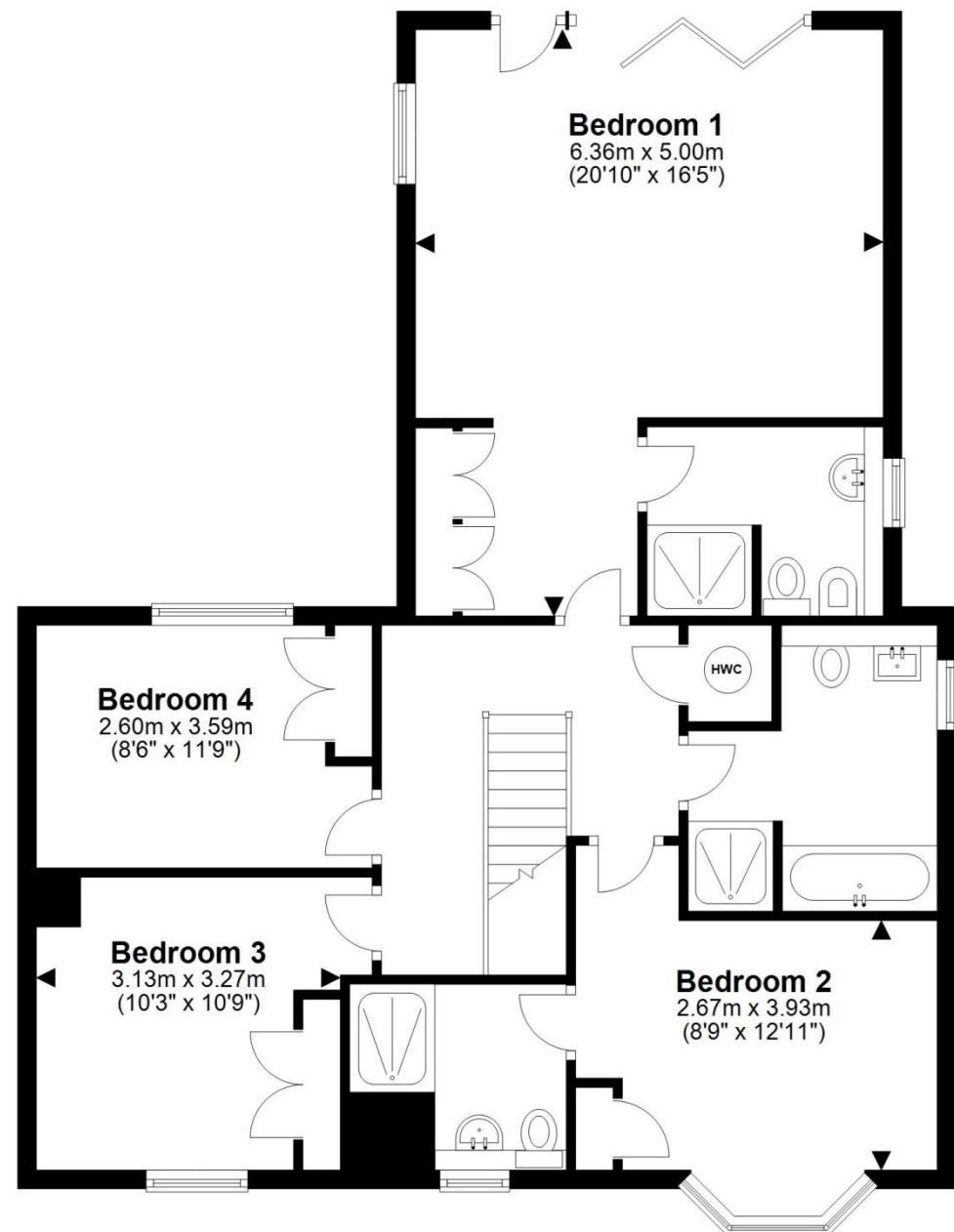
## Ground Floor

Approx. 88.1 sq. metres (948.4 sq. feet)



## First Floor

Approx. 88.4 sq. metres (951.3 sq. feet)



Total area: approx. 176.5 sq. metres (1899.7 sq. feet)

**6 Linkfoot Close, Helmsley**





**Tenure:** We understand the property to be freehold. Freehold vacant possession will be given on completion.

**Services:** Gas fired central heating, mains electricity, gas, water and drainage are laid on.

**Location:** What3words //nylon.silver.highs

**Communal ground maintenance cost.** Communal grass and hedge maintenance is £150 + VAT (£180.00 in total) per annum from 1<sup>st</sup> January 2024

**Property Tax:** Band F

**Energy performance certificate:** Band B

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**Need advice on buying through another agent?**

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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