

Peter  
**illingworth**  
ESTATE AGENTS

**5, Orchard Way, Helmsley  
North Yorkshire , YO62 5FB  
Offers Over £500,000**

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An enviably situated, modern three bedroom semi-detached family home built to a high specification, occupying a corner plot with stone elevations, under floor heating to the ground floor and sealed unit double glazing. 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: Open entrance porch, entrance hall, sitting room. Open plan luxury fitted kitchen/dining area with bi-fold doors to rear garden, utility room and cloakroom. First floor: Galleried landing, principal bedroom with en-suite shower room, two further double bedrooms and house bathroom.

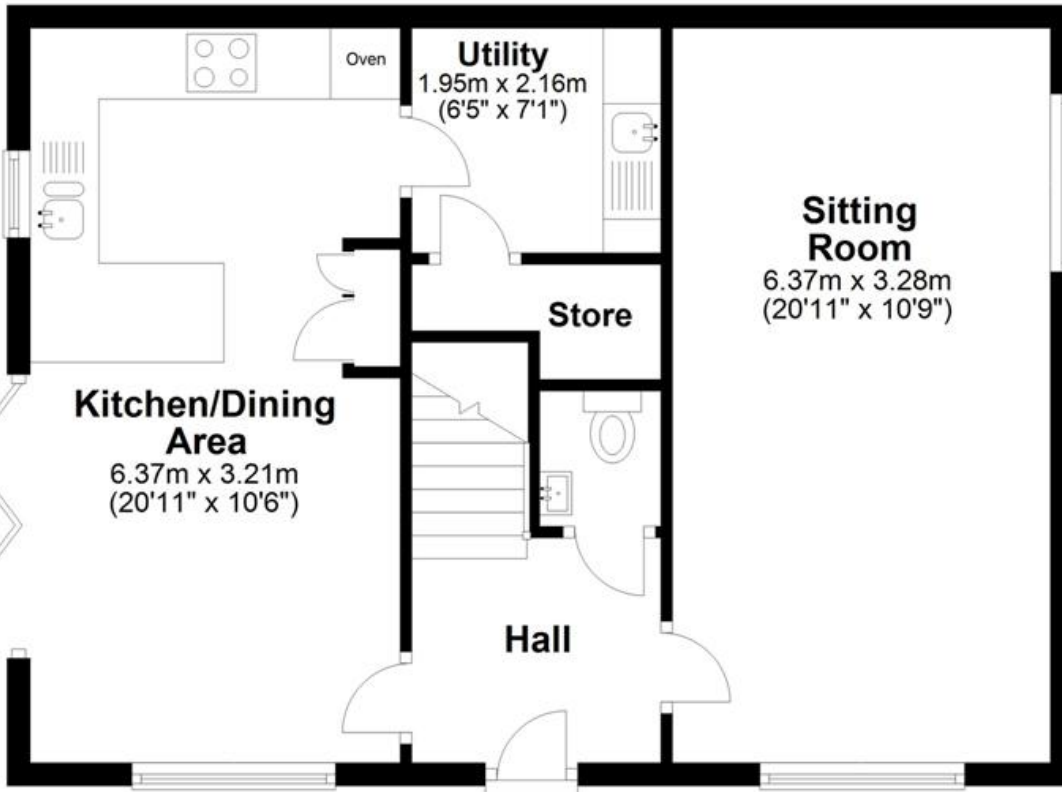
Externally semi-detached garage and cobbled car standing area; a lovely enclosed landscaped private garden with patio, lawn, well stocked beds and pond.

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.



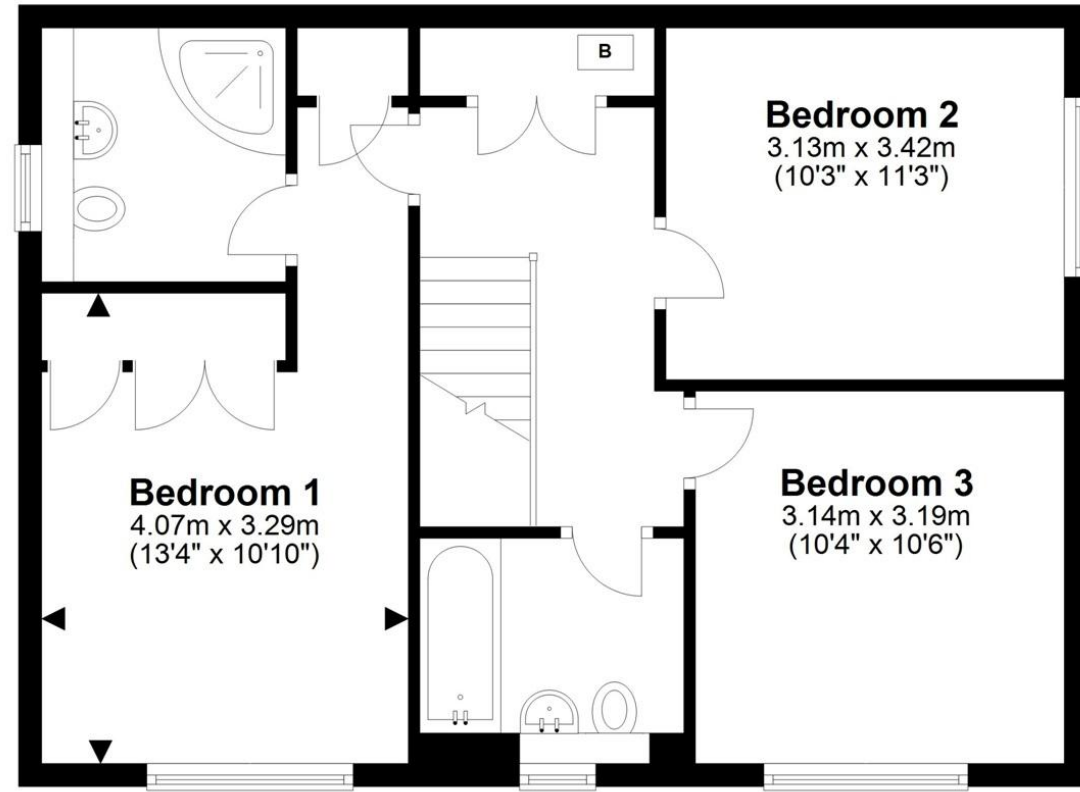
## Ground Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



## First Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 112.8 sq. metres (1214.2 sq. feet)

**5 Orchard Way, 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.

**Annual Management Charge:** Maintenance and repair of shared areas (play area and some grass areas), which are overseen by a Management Company set up for this purpose. The fee for 2023/24 was £165, for No 5.

**Property Tax:** Band E

**Energy performance certificate:** Band B

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Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**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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