

Peter  
**illingworth**  
ESTATE AGENTS

7, Pottergate, Helmsley  
York, YO62 5BU  
Price Guide £625,000

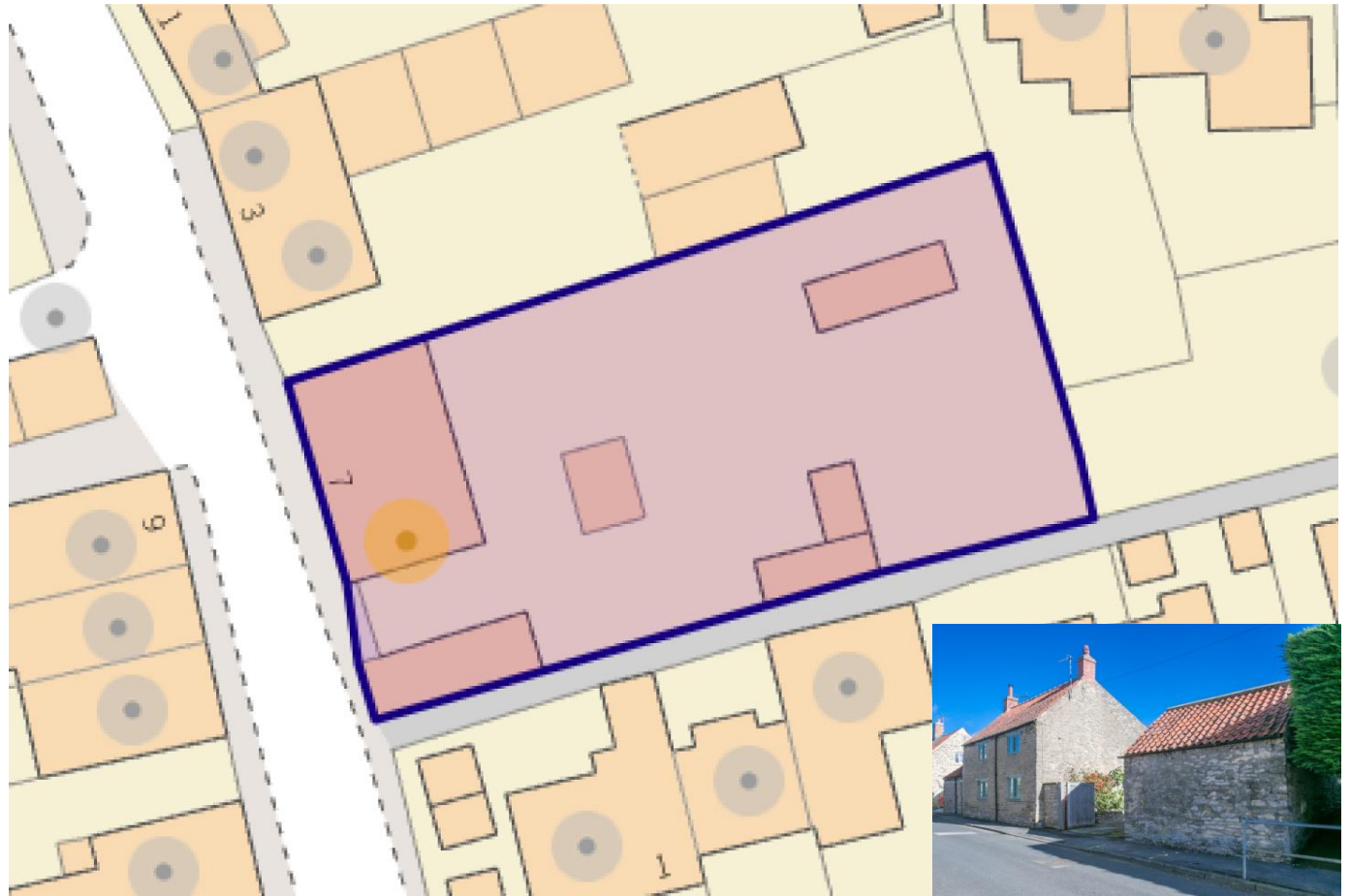
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A real lifestyle opportunity to acquire a detached, three bedroom period, stone, former farmhouse situated in the town's conservation area and standing on approx 0.25 acres; with a range of buildings, including stable, store, workshop, summer house and static caravan. Car standing area, lawn, well stocked productive gardens, fish pond and patio. This residence offers plenty of opportunity for the new home owner to make their own mark.

This character property includes Yorkshire sliding sash windows and feature beams. Accommodation briefly comprises: Ground floor front entrance lobby, spacious open plan fitted kitchen/dining room, large sitting room with beamed ceiling, wood burning stove, with sliding doors through to a further dining area, snug/study, utility room with wc. First floor: Two double bedrooms, single bedroom and house bathroom.

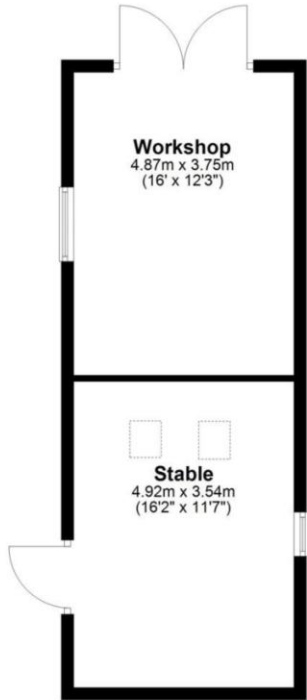
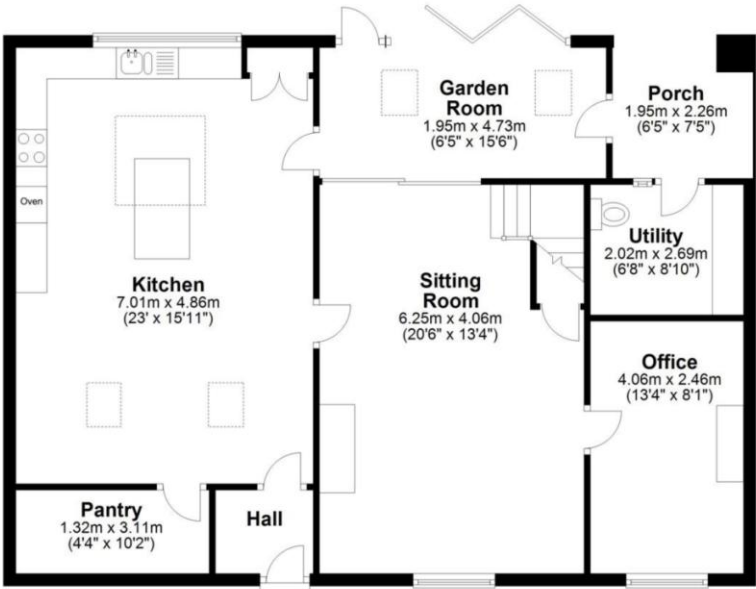
Ideally located to enjoy town centre amenities. Helmsley is a very popular ancient market town and is a wonderful location to explore the North York Moors National Park. The ancient city of York and the coastal resorts of Scarborough and Whitby, as well as the ancient market towns of Kirkbymoorside, Pickering, Thirsk and Malton are easily commutable. The nearest railway stations are Malton and Thirsk.







**Ground Floor**  
Approx. 99.2 sq. metres (1067.6 sq. feet)



**First Floor**  
Approx. 43.2 sq. metres (464.9 sq. feet)













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

**Services:** Mains electricity, water and drainage are laid on. Gas by LPG.

**EPC:** Band D

**Property Tax:** Band E

**Location:** What3words:///quiet.opposites.poster

**Need to sell your own property?**

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

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

Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

**Viewing:**

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



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