



**8, Woodard House, High Street
Helmsley, YO62 5AF
Price Guide £210,000**

Situated within the prestigious ancient market town of Helmsley can be found this two bedroom first floor apartment comprising part of the conversion of the former Old Workhouse, now known as Woodard House. The house is situated in substantial grounds with a large lawn to the front, with dual access to either side, car standing area to the rear (not individually allocated). Approx 1 acre of woodland which can be accessed by the residence on a peppercorn rent. Situated in the towns Conservation Area and within the North York Moors National Park.

The apartment is let on a long lease with approx 247 years to run to 2271, with the freehold interest vesting in the Tenants Management Company.

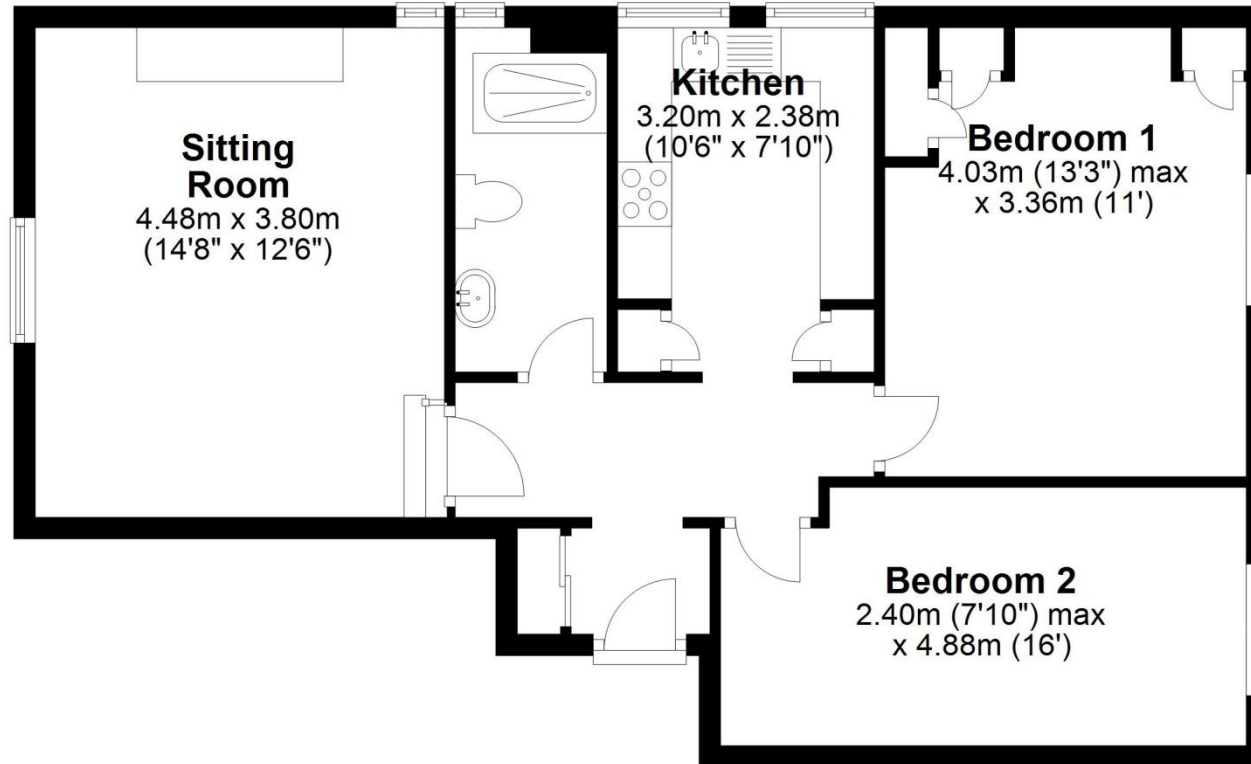
Accommodation briefly comprises: Communal access and staircase to first floor, private entrance lobby, hall, sitting room, fitted kitchen, house shower room and two bedrooms. Gas fired central heating.

This highly popular North York Moors market town has a good range of amenities, including, an excellent array of shops and eating establishments, doctor and dentist surgeries. An ideal base to explore the outstanding North York Moors National Park; the ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Floor Plan

Approx. 63.6 sq. metres (684.3 sq. feet)



Total area: approx. 63.6 sq. metres (684.3 sq. feet)

8 Woodard House, Helmsley





Tenure: Leasehold. A term of 300 years from the 1st May 1971. We understand that each leaseholder is a shareholder in the Freehold Management Company (Real Custom Property Ltd). Service charges are payable at present to the sum of £1,320.00 per annum, paid monthly at £110 pcm, reviewed annually. This includes all maintenance of buildings and grounds buildings insurance and electricity to common areas, excluding the maintenance of the windows. We understand that the Residents of the property also enjoy the benefit of the adjoining woodland for which the owners pay a peppercorn rent to the Duncombe Park Estate.

EPC Band: E

Services: Mains water, drainage, gas and electricity are laid on.

Property tax: Band C

Photography: Peter Illingworth

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Viewing:

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