

Peter  
**illingworth**  
ESTATE AGENTS



**5, Eastgate, Helmsley, York, YO62 5DG**  
**Price Guide £310,000**

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A charming extended, four bedroomed, semi-detached, family home, including a ground floor double bedroom with en-suite, currently used successfully as an Airbnb. This is ideally situated for town centre amenities. The property has the advantage of sealed unit double glazing and gas fired central heating. Accommodation briefly comprises: Front entrance lobby, sitting room with wood burning stove, open plan fitted kitchen/dining area, rear entrance lobby, utility room, double bedroom with en-suite bathroom. First floor landing, three bedrooms, and house shower room.

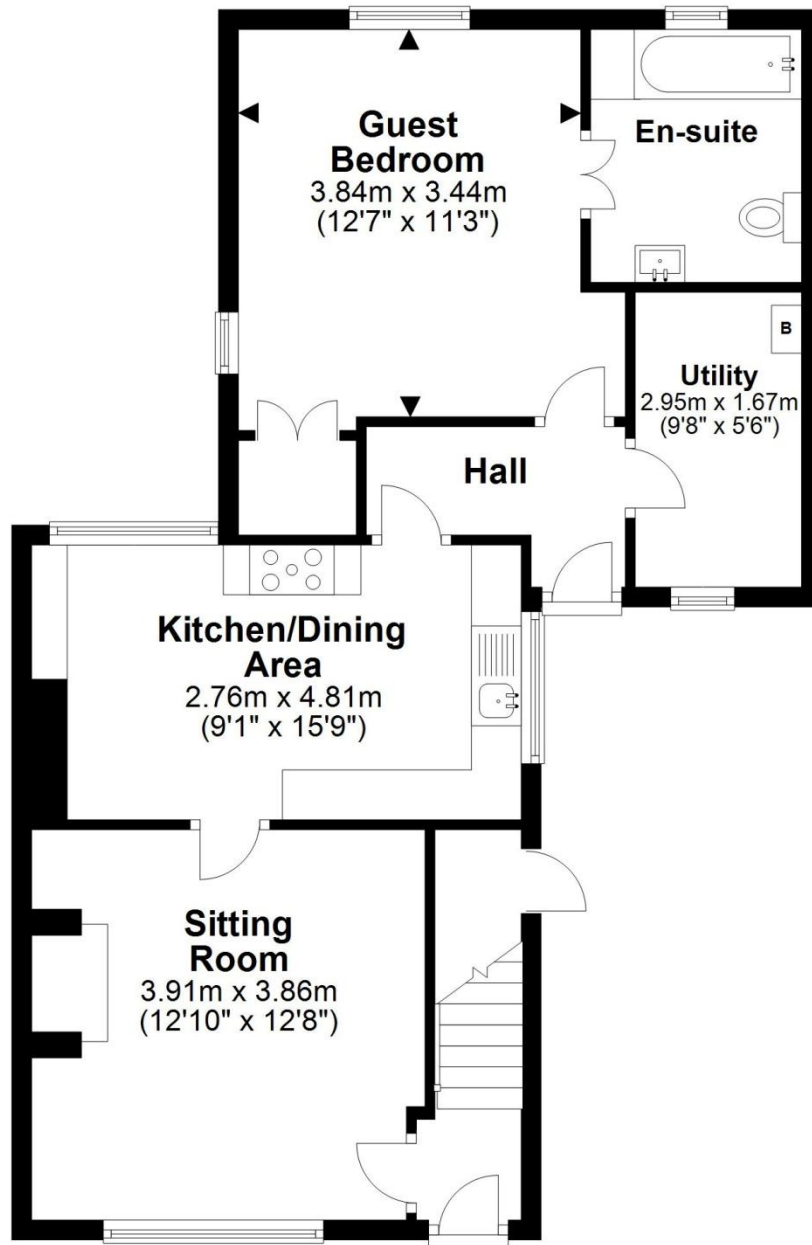
To the front of the property, driveway leads through double gates onto a generous car standing area, lawned garden with beds. To the side of the property is a private enclosed patio area with flower bed. A private pathway leads around the rear of the property to a garden shed.

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.



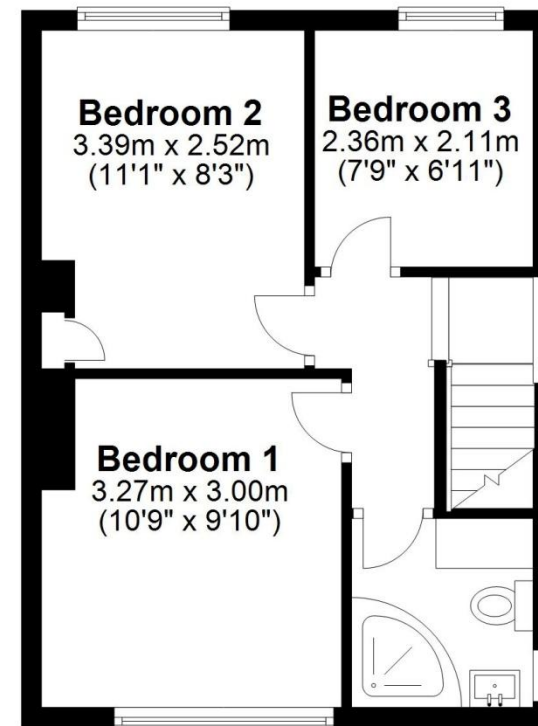
## Ground Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



Total area: approx. 96.8 sq. metres (1042.3 sq. feet)

**5 Eastgate, Helmsley**





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

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

**Property Tax:** Band C

**Energy Performance Rating:** Band D

**Location:** What3words///apprehend.retiring.typical

**Photography:** By Peter Illingworth

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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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