

A two-story stone house with a brown tiled roof and a conservatory. The house is surrounded by greenery, including trees and a lawn. The conservatory has a glass roof and white frames. The front door is blue and there are several windows with white frames. A small path leads to the front door. The house is set in a garden with a lawn and some potted plants.

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ESTATE AGENTS

**Castle View, 1, Elmslac Road  
Helmsley, YO62 5AW  
Price Guide £470,000**

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An elegant and well presented, double glazed, gas fired centrally heated, four bedroom semi-detached family home, with stone elevations; attractively situated within the North York Moors National Park and within the Conservation Area, yet close to the town centre of this ancient and renowned market town. The property is currently let out as a holiday cottage and the next owner may wish to continue running it as a business.

Accommodation briefly comprises:

Ground floor: Front entrance porch, hall, shower room, sitting room with double doors through to conservatory, fitted kitchen/dining area, utility, bedroom 1/further reception.

First floor: Landing, principal bedroom with en-suite shower room, two further bedrooms and house bathroom.

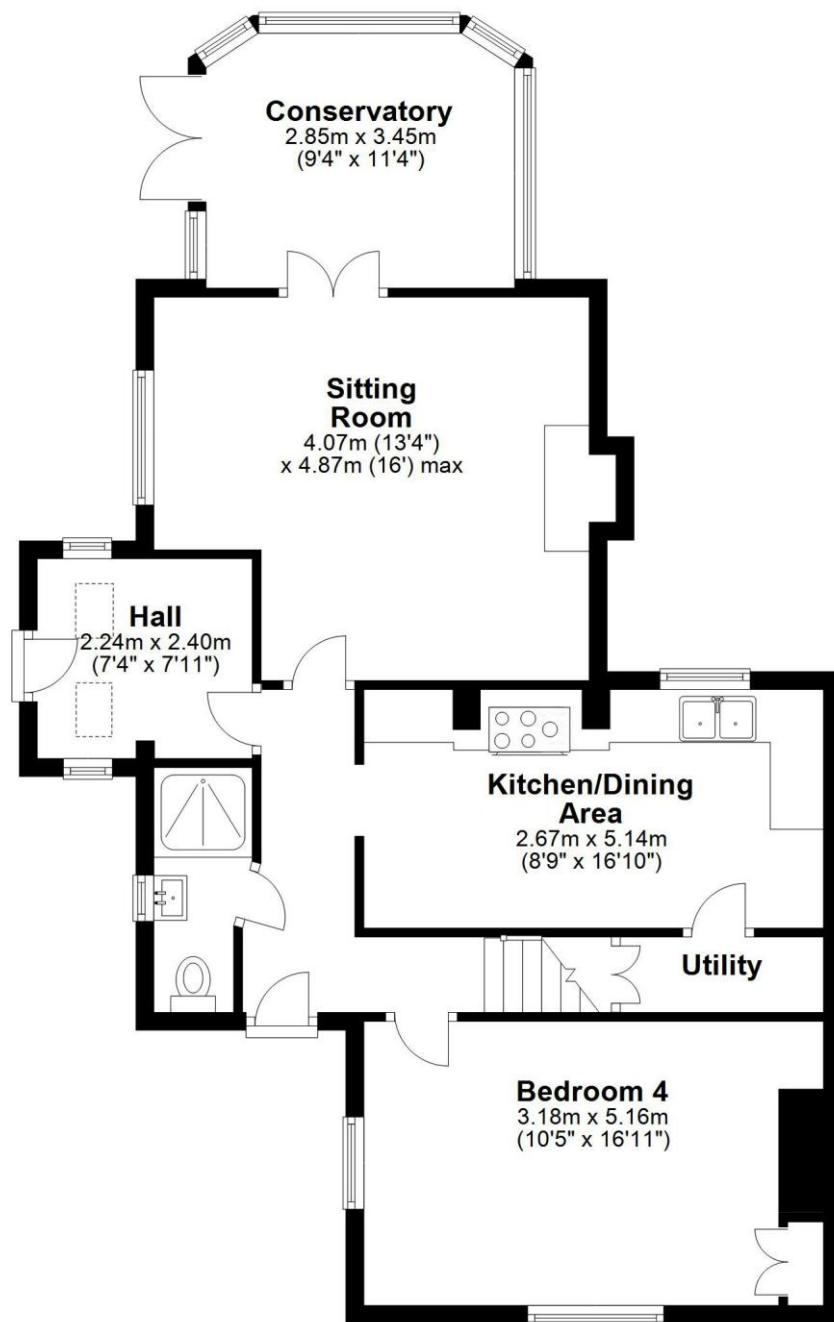
Externally attractive well stocked, landscaped gardens with lawns, elevated sitting out area, car standing area and garden shed.

The ancient North York Moors market town of Helmsley is much sought after. The town is often referred to as the Jewel in Ryedale's Crown, being of historic interest as well as having a good range of retail shopping, hotels and restaurants, making this a popular tourist attraction. It is ideally located to enjoy the North York Moors National Park and is easily commutable to the ancient city of York, 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



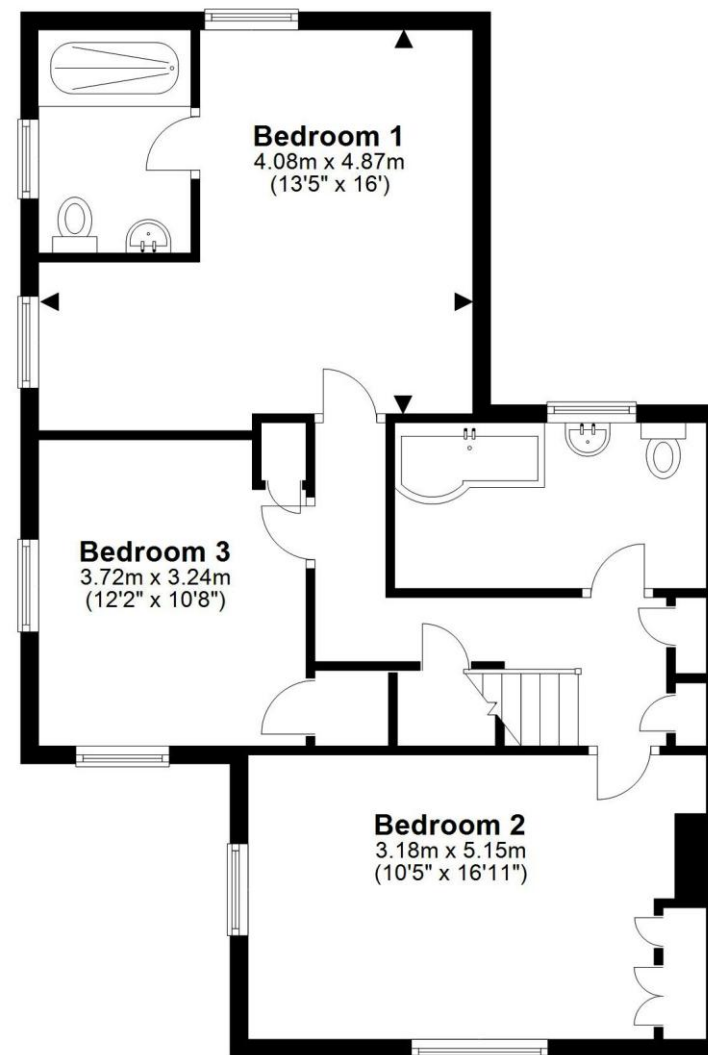
## Ground Floor

Approx. 78.2 sq. metres (841.4 sq. feet)



## First Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



Total area: approx. 143.4 sq. metres (1543.2 sq. feet)

**1 Elmslac Road, Helmsley**

For illustration purposes only









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

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

**Property tax:** Currently deleted.

**Business Rates:** Current Rateable Value £5,500

**EPC:** Band D

**What3words**///meanders.trees.again

**Mobile Coverage:** EE, Vodafone, Three and O2

**Broadband:** Basic 17Mbps, Superfast 80Mbps

**Satellite/Fibre TV Availability:** BT and Sky

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**Viewing:**

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