



Peter  
**illingworth**  
ESTATE AGENTS

**Woodlands, 11A, Station Road,  
Helmsley, York, YO62 5BZ  
Price Guide £525,000**

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Introducing this exceptional family home in the picturesque ancient North York Moors market town of Helmsley; this impressive semi-detached property boasts well-proportioned rooms, three reception rooms and four bedrooms, providing ample space for both living and entertaining.

Accommodation briefly comprises:

Ground floor: Entrance hall, sitting room, drawing room, dining room, fitted kitchen, cloakroom.

First floor: Spacious landing, four bedrooms, house bathroom with separate shower.

The property features gas fired central heating and substantial well-stocked lawned gardens, including patio, raised beds and fruit trees, perfect for enjoying the outdoors with loved ones. In addition, there is a gated driveway, parking, garage, plus useful outbuildings and a greenhouse.

Situated close to the town centre of Helmsley, residents will have easy access to a range of shops, restaurants and hotels, making everyday amenities easily reachable; furthermore the town's proximity to the ancient city of York as well as to the market towns of Kirkbymoorside, Malton, Thirsk and Pickering add to its desirability. The coastal resorts of Scarborough, Whitby and Filey are easily commutable.

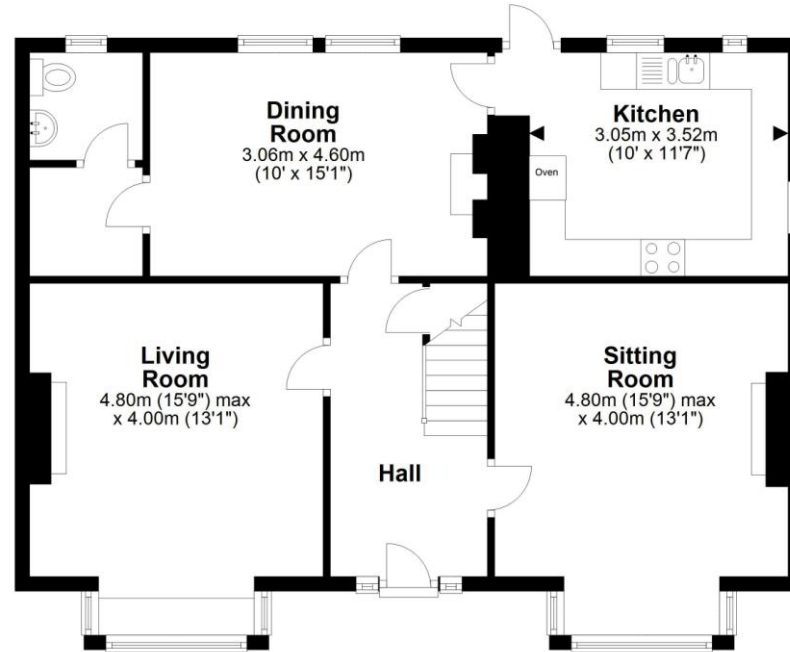
This family home offers both space and comfort, in a good condition ensuring a move-in ready experience.

Don't miss the opportunity to make this property yours - contact us today to arrange a viewing. A perfect family home in a good location awaits you in Helmsley.



## Ground Floor

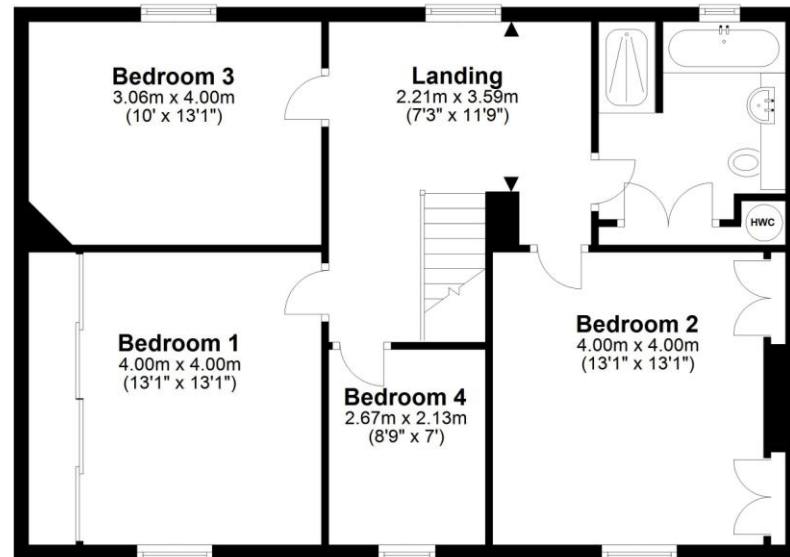
Approx. 77.3 sq. metres (832.3 sq. feet)



Total area: approx. 151.3 sq. metres (1628.1 sq. feet)

## First Floor

Approx. 73.9 sq. metres (795.8 sq. feet)



For illustration purposes only









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

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

**Property Tax:** Band E

**Energy Performance Rating:** Band D

**Photography:** By Peter Illingworth

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

**What3words** ///shave.glider.captions

**Flood Risk:** Very Low

**Broadband:**  
Basic 16 Mbps  
Superfast 80 Mbps  
Ultrafast 1000Mbps

**Mobile Coverage:** EE, Vodafone, Three, O2  
**Satellite/Fibre TV Availability:** BT and Sky  
**Viewing:**  
Strictly by appointment through the Agents  
Kirkbymoorside Office, 16 Market Place,  
Kirkbymoorside, York. Tel: 01751 431107



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