



Peter
illingworth
ESTATE AGENTS

**Helleborus Cottage, Main St, Harome
York, YO62 5JF
Price to Guide £545,000**

www.peterillingworth.co.uk

A centrally situated detached three bedroom period cottage within the village Conservation area and next to St Saviour's Church; with generous accommodation in the much sought after and picturesque village of Harome famed for the Michelin Star rated Star Inn as well as the Pheasant Hotel.

Accommodation briefly comprises: Entrance hall, cloakroom, dining room, kitchen/breakfast room with Aga, utility room, sitting room, and garden room. First Floor: Landing, principal bedroom with en-suite dressing room and shower room, two further bedrooms, study and house bathroom. Second floor: Attic room.

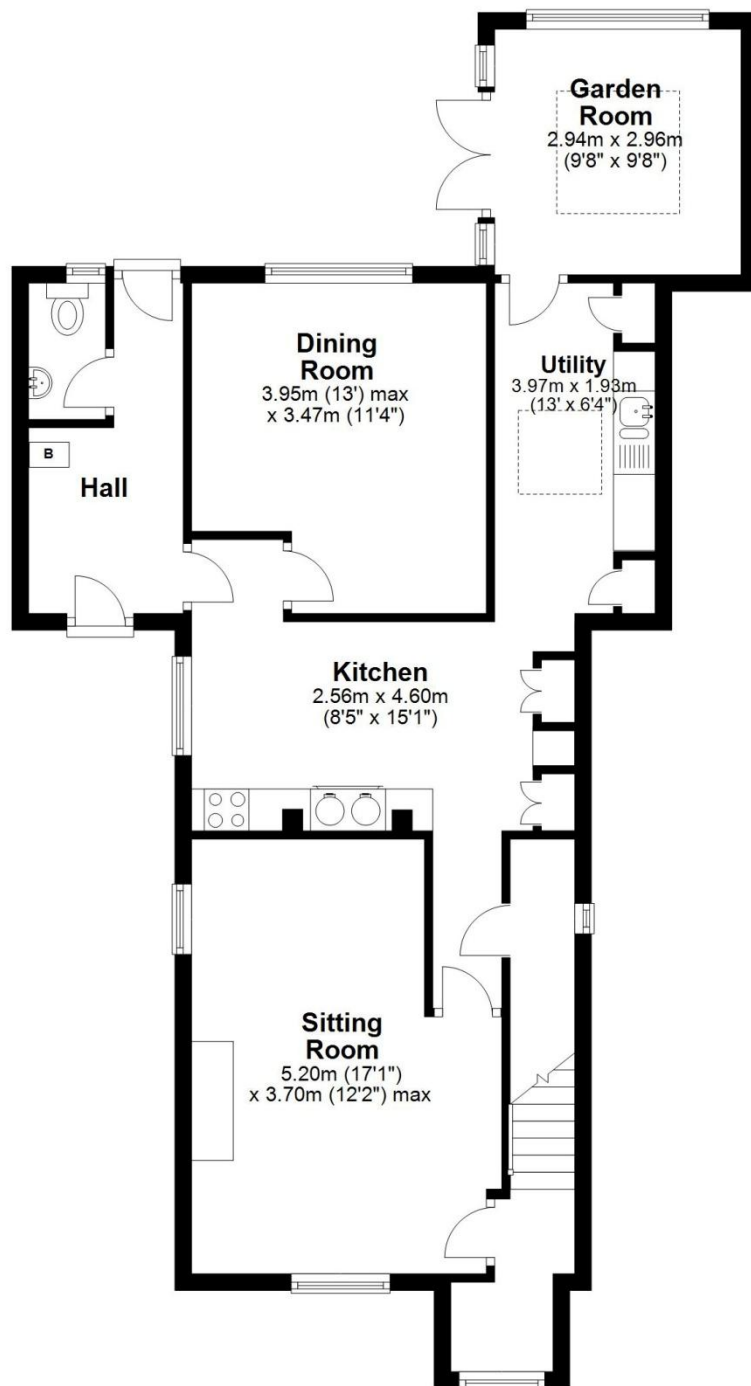
To the front of the property is a brick set car standing area, lawned garden with well stocked beds and an electric vehicle charging point. Enclosed rear garden with brick set patio area, terraced lawned garden beyond with garden shed. Paved patio area, well stocked beds and a brick outbuilding.

Ancient market town of Helmsley and the North York Moors are close by. The ancient city of York and coastal resorts of Scarborough and Whitby are easily commutable. The property falls within the catchment area of the highly regarded Ryedale School.



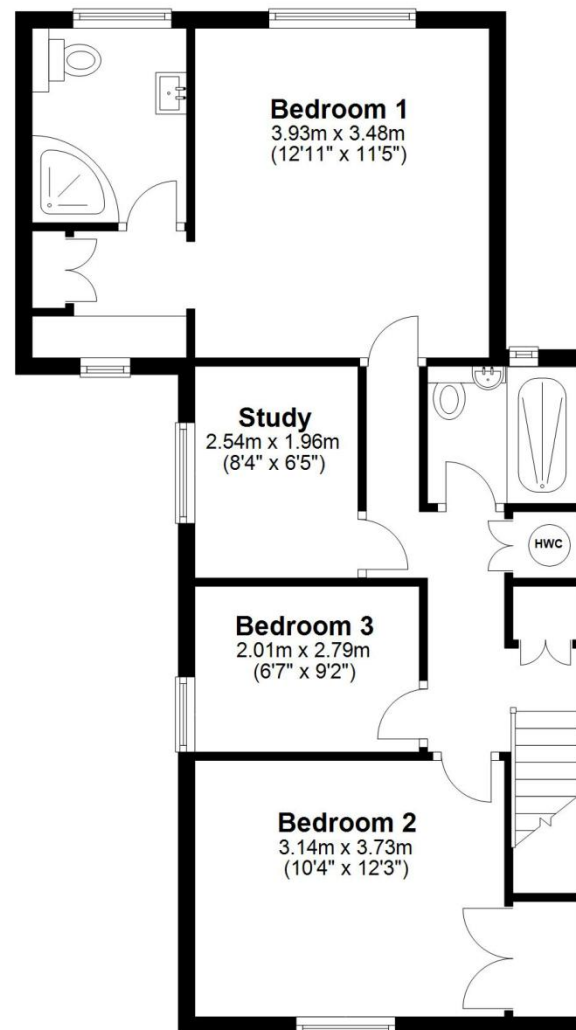
Ground Floor

Approx. 76.3 sq. metres (821.8 sq. feet)



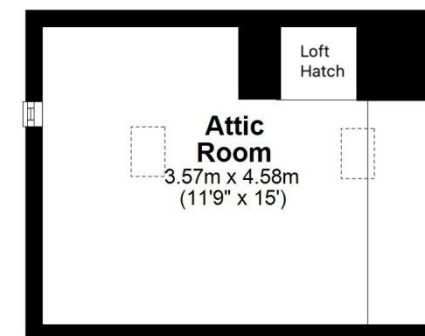
First Floor

Approx. 57.9 sq. metres (623.5 sq. feet)



Second Floor

Approx. 16.4 sq. metres (176.8 sq. feet)



Total area: approx. 134.3 sq. metres (1445.3 sq. feet)

Helleborus Cottage, Harome

For information purposes, not to scale





Tenure: We understand the property to be freehold.
Vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on.
Oil fired central heating.

Note: Timber shed - 16' x 10' lined and insulated, mains electric and wifi. Brick outbuilding – mains electric.

Property Tax: Band F

Energy Performance Rating Band: F

Photography: By Peter Illingworth

Location: What3words:///event.tailors.lordship

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Viewing:

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



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