

Peter  
**illingworth**  
ESTATE AGENTS

**48, Bondgate,  
Helmsley, YO62 5EZ  
Price Guide £200,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)



Situated in the much sought after ancient market town of Helmsley and set within the conservation area can be found this attractive two bedroom mid terraced, gas fired centrally heated cottage. The property is in need of some modernisation and is available with a recently commissioned survey.

Accommodation briefly comprises:

Ground floor: Front entrance lobby, sitting room, kitchen and attached outside store (no door).

First floor: Landing, bedroom 1, house bathroom.

Second floor: Bedroom 2

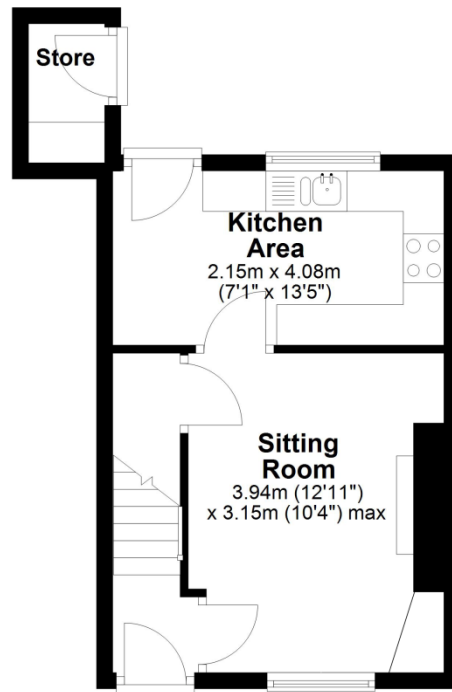
Externally: Enclosed lawned garden with patio area, access on to footpath giving access through to Pottergate.

The property is only a short stroll to the town centre of this North York Moors National Park market town. The town offers a good range of local amenities including hotels, eateries and is home to the popular Helmsley Art Centre, Duncombe Park and Helmsley Castle. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



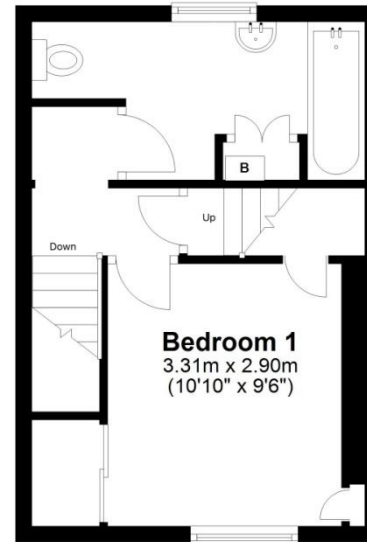
### Ground Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



### First Floor

Approx. 25.3 sq. metres (271.8 sq. feet)

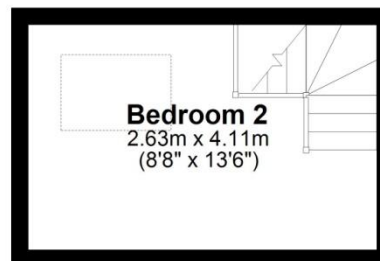


Total area: approx. 62.9 sq. metres (676.6 sq. feet)

**48 Bondgate, Helmsley**

### Second Floor

Approx. 10.7 sq. metres (115.6 sq. feet)



For information purposes, not to  
scale









**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.

**Note:** The property is sold with covenants, for further details contact Peter Illingworth

**EPC:** Band D

**Property Tax:** Band B

**Broadband:**

Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

**Mobile Coverage:**

EE, Vodafone, Three and O2

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

**Flood Risk:** Very low

**What3Words:** ///nature.rivers.backhand

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

**Photography:** By Peter Illingworth

**Need to sell your own property?** Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**Viewing:**

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

16 Market Place, Kirkbymoorside,  
York, YO62 6DA

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

T. 01751 431107

E. [kirkbymoorside@peterillingworth.co.uk](mailto:kirkbymoorside@peterillingworth.co.uk)

T. 01751 475557

E. [maltonhub@peterillingworth.co.uk](mailto:maltonhub@peterillingworth.co.uk)

T. 01751 475557

E. [pickering@peterillingworth.co.uk](mailto:pickering@peterillingworth.co.uk)

41-43, Maddox Street, London, W15 2PD

T. 08701 127 099

E. [info@mayfairoffice.co.uk](mailto:info@mayfairoffice.co.uk) W. [www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk)



**Important Notice:**

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy

themselves, by inspection or otherwise, as to the correctness of each of them;

- iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer.

The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.