

Peter  
**illingworth**  
ESTATE AGENTS

**28, Castlegate,  
Helmsley, YO62 5AB  
Price Guide £650,000**

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



Situated in the much sought after ancient market town of Helmsley and located within the Towns Conservation Area and the North York Moors National Park, can be found this period double fronted, attractive, cherished, sympathetically updated, generously proportioned three bedroom mid terraced extended cottage with gas fired central heating and double glazing . Enhanced with feature beamed ceilings, a dual facing stove to the snug and sitting room plus a delightful terraced, landscaped garden, with a useful stone outbuilding as well as nestling close to Helmsley Castle.

Accommodation briefly comprises:

Ground floor: Snug, sitting room, inner hall, cloakroom leading to shower room, fitted kitchen/dining area (under floor heating) and utility room.

First floor: Galleried landing, three bedrooms and house bathroom with separate shower.

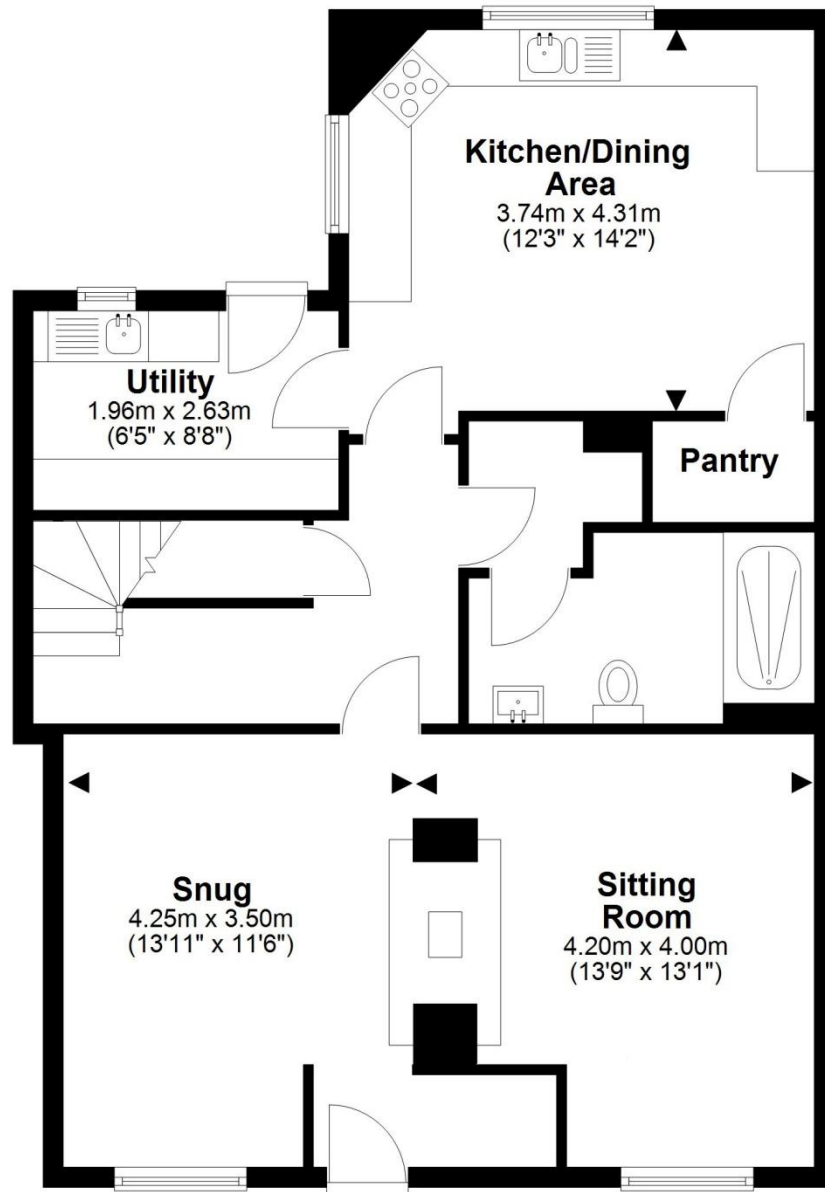
The property is only a short stroll to the town centre of this North York Moors National Park market town. The town offers a good range of local amenities including hotels, eateries and is home to the popular Helmsley Art Centre, Duncombe Park and Helmsley Castle. The ancient city of York and the coastal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





## Ground Floor

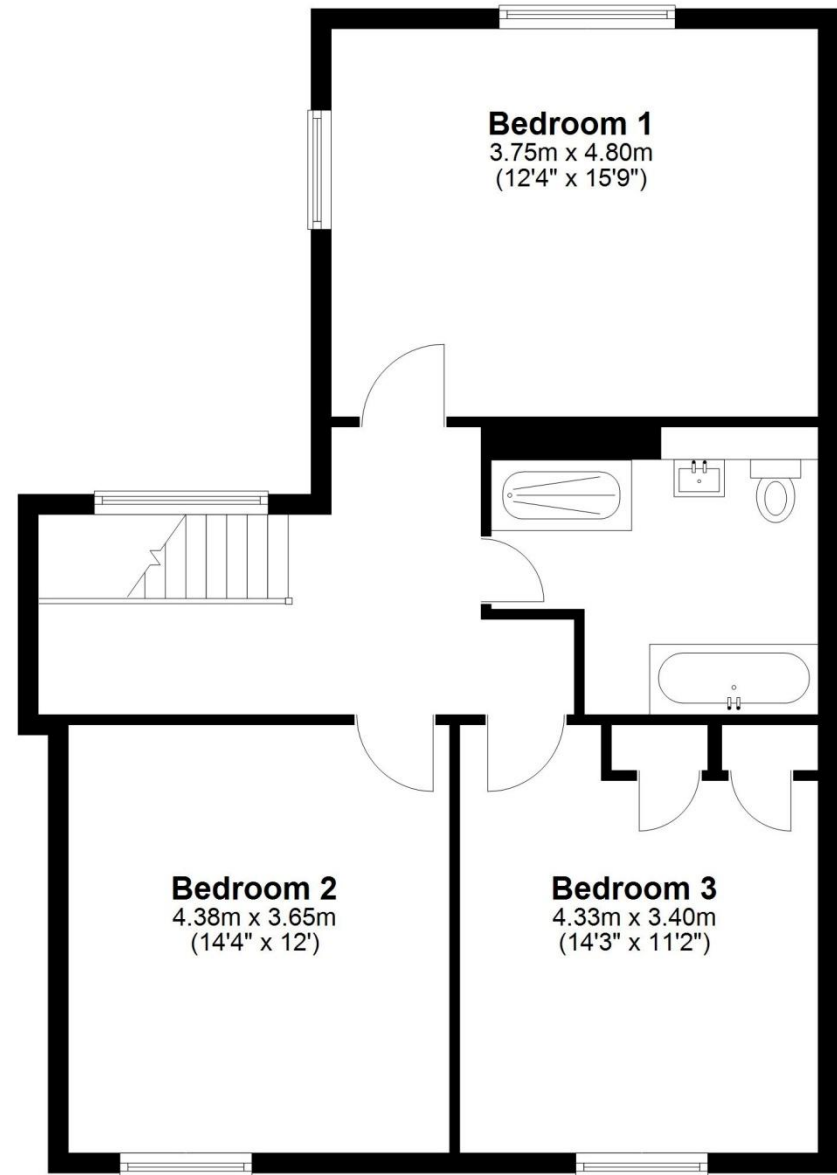
Approx. 76.8 sq. metres (827.1 sq. feet)



Total area: approx. 147.2 sq. metres (1584.5 sq. feet)  
**28 Castlegate, Helmsley**

## First Floor

Approx. 70.4 sq. metres (757.4 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.

**EPC:** Band C

**Property Tax:** Band E

**Broadband:**

Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

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

**Flood Risk:** Very low

**What3Words:** ///duties.wording.sprays

**Mobile Coverage:**

EE, Vodafone, Three and O2

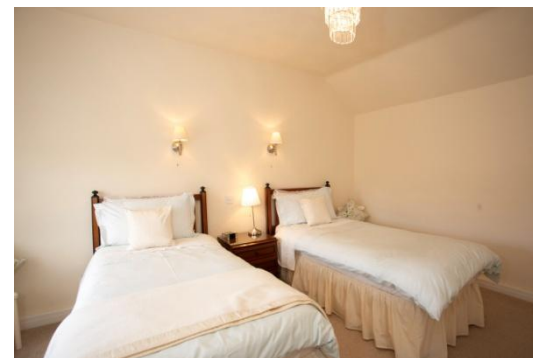
**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

**Photography:** By Peter Illingworth

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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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