

A large, three-story stone house with a green lawn and trees. The house is made of light-colored stone and has a central arched entrance. There are several windows on each floor, some with white frames. The lawn is green and has some fallen leaves. A large tree is on the left side of the image, and its shadow is cast on the lawn. The sky is blue with some clouds.

Peter
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ESTATE AGENTS

**4, Woodard House, High St
Helmsley, York, YO62 5AF
Price Guide £285,000**

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Situated within the prestigious ancient market town of Helmsley in the town's conservation area and the North York Moors National Park can be found this three-bedroom ground floor apartment comprising part of the conversion of the former Old Workhouse, now known as Woodard House. Woodard House is situated in substantial grounds with a large lawn to the front, with dual access to either side. The apartment has a garage, car standing area to the rear (not individually allocated) and a private garden area. Approx 1 acre of woodland which can be accessed by the residents on a peppercorn rent. The property is close to the beginning of the Cleveland Way and a Mecca for walkers.

The apartment is let on a long lease with approx 245 years to run to 2271, with the freehold interest vesting in the Tenants Management Company.

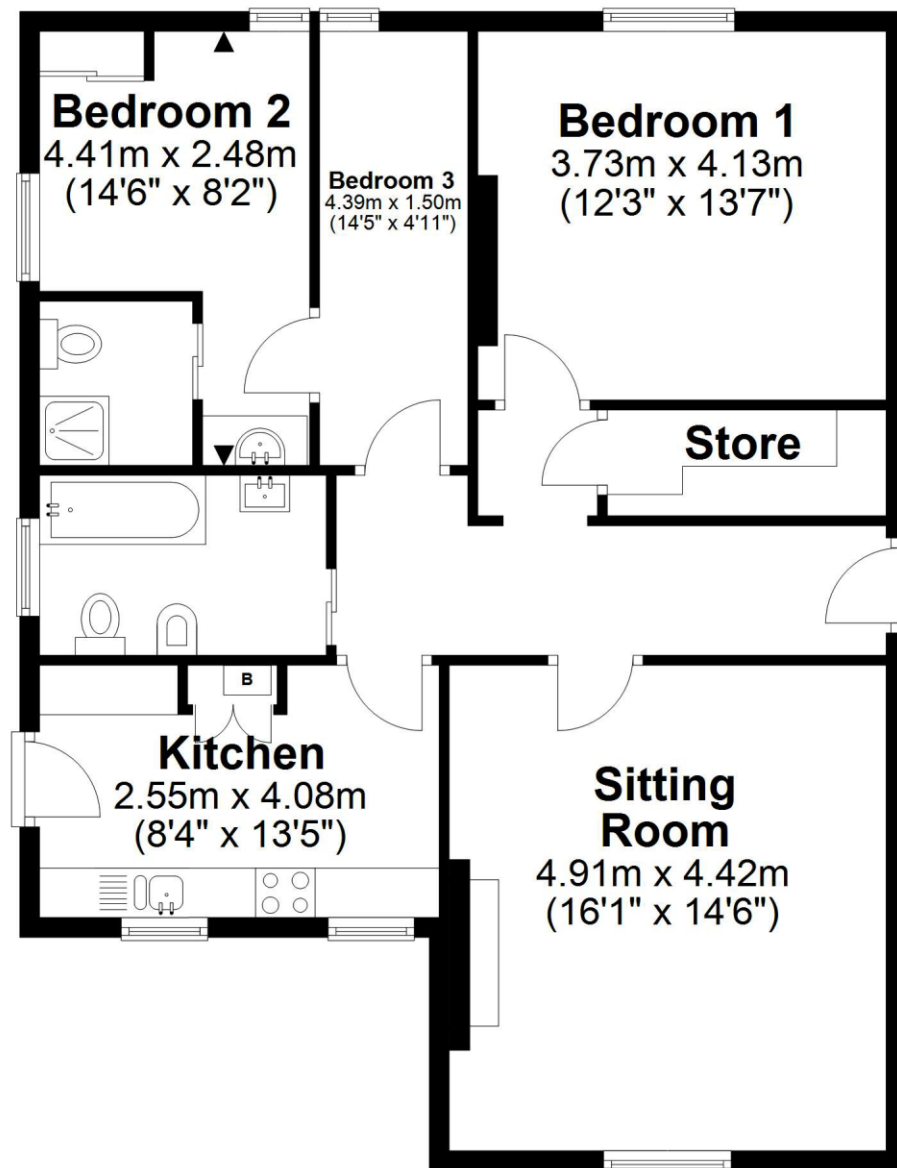
Accommodation briefly comprises: Communal access as well as direct access to the kitchen/diner, private entrance hall, sitting room, fitted kitchen, bedroom 1, with adjoining storage room, bedroom 2 with en-suite shower linking to bedroom 3 and house bathroom. Gas fired central heating.

This highly popular North York Moors market town has a good range of amenities, including an excellent array of shops and eating establishments, doctor and dentist surgeries. An ideal base to explore the outstanding North York Moors National Park; the ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

Approx. 86.0 sq. metres (925.2 sq. feet)



Total area: approx. 86.0 sq. metres (925.2 sq. feet)

4 Woodard House, Helmsley

For information purposes, not to scale





Tenure: Leasehold. A term of 300 years from the 1st May 1971. We understand that each leaseholder is a shareholder in the Freehold Management Company (Real Custom Property Ltd). Service charges are payable at present to the sum of £1,620.00 per annum, paid monthly at £135 pcm, reviewed annually. This includes all maintenance of buildings and grounds, buildings insurance and electricity to common areas, excluding the maintenance of the windows. We understand that the Residents of the property also enjoy the benefit of the adjoining woodland for which the owners pay a peppercorn rent to the Duncombe Park Estate.

Note: Rules and Regulations to Woodard House are available on request.

EPC Band: D

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

Property tax: Band C

Photography: Peter Illingworth

Location: what3words/// cabbies.inched.spices

Mobile Coverage: EE, Vodafone, Three, and O2

Broadband: Basic 16 Mbps, Superfast 78 Mbps, Ultrafast 1800 Mbps

Satellite/Fibre: BT and Sky

Flood Risk: Very low

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.

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