



**2, Woodard House, High St
Helmsley, York, YO62 5AF
Price Guide £325,000 to £350,000**

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 two - 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 and car standing area to the rear (not individually allocated). Approx 1 acre of woodland which can be accessed by the residents. 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 244 years to run to 2271, with the freehold interest owned and run by the eight apartment owners.

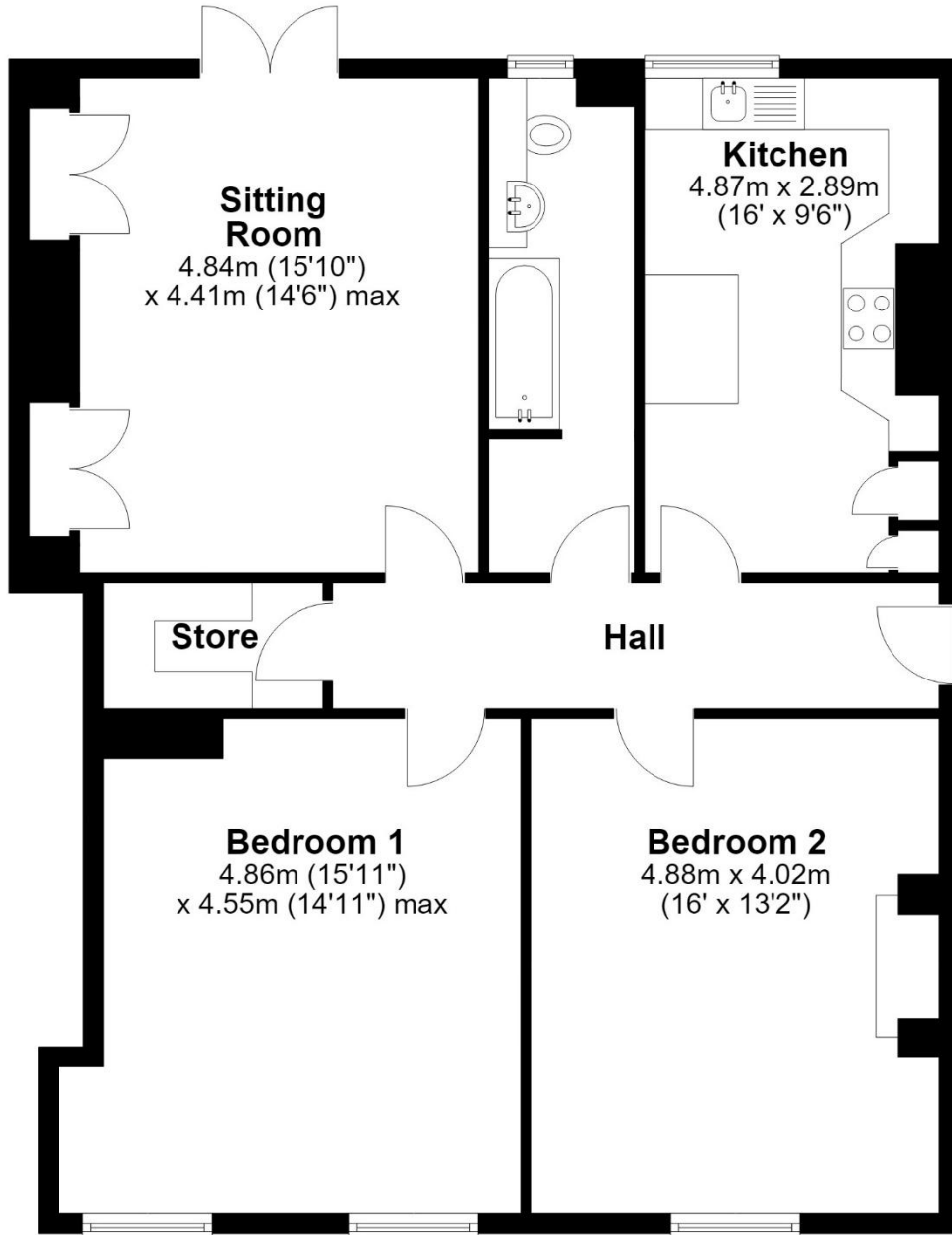
Accommodation briefly comprises: Communal access as well as direct access to the sitting room/dining area through French doors, private entrance hall, fitted kitchen, bedroom 1, bedroom 2/further reception room, storage room, and house bathroom with shower over bath. Gas fired central heating.

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. 95.8 sq. metres (1031.4 sq. feet)

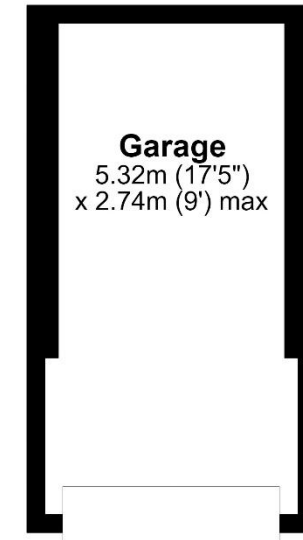


Total area: approx. 95.8 sq. metres (1031.4 sq. feet)

2 Woodard House, Helmsley

Ground Floor

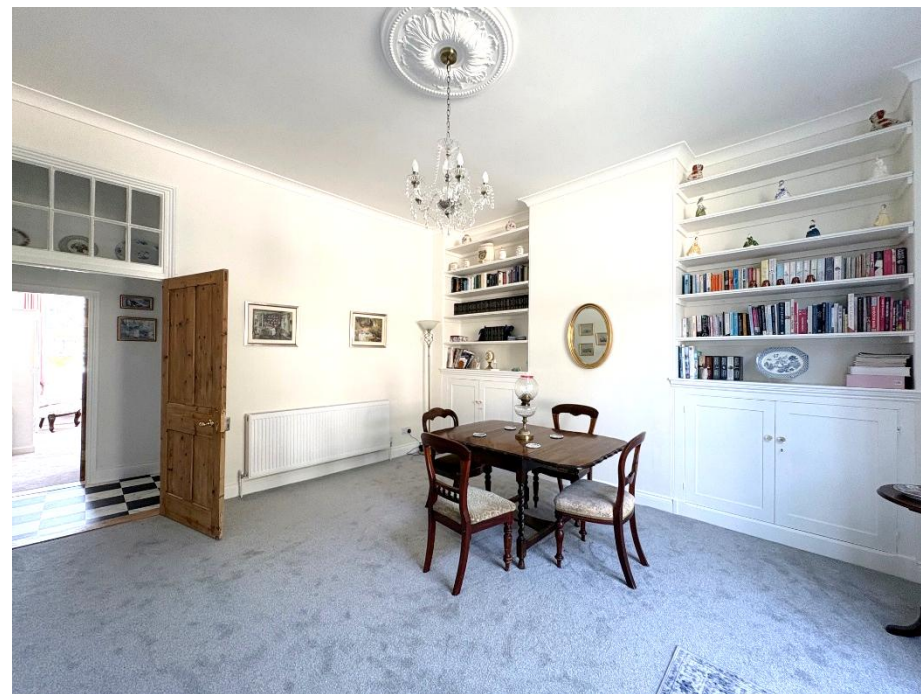
Approx. 14.6 sq. metres (156.9 sq. feet)



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Garage, 2 Woodard House

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 (Realcustom Property Management Ltd). Service charges are payable at present to the sum of £1,860.00 per annum, paid monthly, 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 £25 p.a shared between the eight flat owners to the Duncombe Park Estate, included in the Service Charge.

Notes: Rules and Regulations to Woodard House are available on request.
Covenants - not to use a commercial business or for holiday letting.

EPC Band: C

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

Property tax: Band C

Photography: Peter Illingworth

Location: what3words///binds.headstone.colleague

Mobile Coverage: EE, Vodafone, Three, and O2

Broadband: Basic 16 Mbps, Superfast 71Mbps, Ultrafast 1800 Mbps

Satellite/Fibre: BT and Sky

Flood Risk: Very low

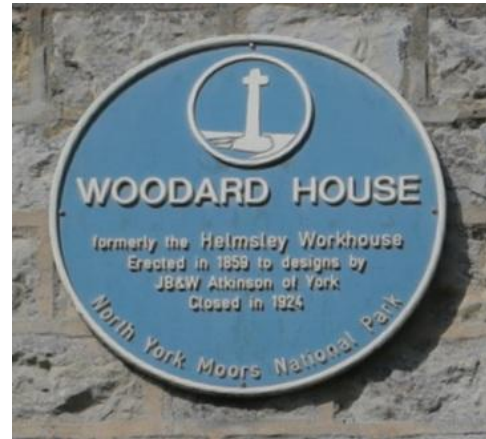
HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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16 Market Place, Kirkbymoorside,
York, YO62 6DA

T. 01751 431107

E. kirkbymoorside@peterillingworth.co.uk

T. 01751 475557

E. maltonhub@peterillingworth.co.uk

T. 01751 475557

E. pickering@peterillingworth.co.uk

www.peterillingworth.co.uk

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

T. 08701 127 099

E. info@mayfairoffice.co.uk W. www.mayfairoffice.co.uk

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