

## 6 CANONS GARTH MEWS HELMSLEY



**An attractive first-floor apartment, providing modern accommodation, with grounds, parking and a garage, within a stone's throw of the centre of Helmsley.**

Updated accommodation of approximately 714 square feet  
Entrance vestibule – hallway – living room – breakfast kitchen.  
master bedroom with en-suite bathroom,  
second double bedroom and main bathroom.  
Landscaped communal garden and grounds.  
Off-street parking and a single garage.  
**No Onward Chain**

**GUIDE PRICE £250,000**

**A quietly located first floor apartment with modern accommodation, located only a short walk from the centre of Helmsley.**  
**Beautifully landscaped communal gardens and both a garage and off-street parking.**

A smartly refurbished first floor apartment situated within a small development of just six properties. Canons Garth Mews is situated at the top of Canons Garth and occupies a tucked away position which is both private and extremely accessible to the town, with Helmsley Market Place just a short walk away. The apartment has been refurbished and thoroughly modernised in recent years, providing 714 square feet of accommodation in total.

Helmsley is a very attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north.



## **ACCOMMODATION**

### **ENTRANCE VESTIBULE**

Composite front door with inset glazed panes. Fitted coats cupboard. Stairs to the first floor with half glazed door opening out into the apartment fitted with a stair lift. Casement window to the side.

### **HALLWAY**

Radiator. Large walk in fitted storage room with fitted shelving and radiator with heated towel rail. Electric fuses. Loft inspection hatch.

### **LIVING ROOM**

4.21 m (13'10") x 2.88 m (9'5")

Dual aspect with windows to the south and east elevations. Stone fireplace housing an electric fire. Radiator. Television point. Recessed ceiling lights.



### **BREAKFAST KITCHEN**

3.20 m (10'6") X 2.90 m (9'6)

Fitted base and wall units incorporating single bowl stainless steel sink unit. Tiled splashback. Integrated NEFF double oven. Matching NEFF induction hob with extractor fan overhead. Integrated automatic washing machine point. Slim fit Lamona dishwasher. Integrated fridge freezer. Recessed ceiling lights. Large casement window to the south with stone sill. Full height arrow slit style window to the west. Tiled floor with underfloor heating.



### BEDROOM ONE

3.00 m (9'10") x 2.97 m (9'9")

Casement window to the west. Fitted bedroom furniture. Radiator. Television point.



### EN-SUITE SHOWER ROOM

1.90 m (6'3") x 1.17 m (3'10")

Double width walk in cubicle with dual shower overhead. Low flush WC and wash hand basin set into a vanity unit. Casement window to the side. Stone effect tiled walls. Tiled floor. Chrome heated ladder towel rail. Extractor fan. Recessed ceiling lights. Shaver point. Underfloor heating.



### BATHROOM

2.70 m (8'10") x 1.99 m (6'6")

Bath with shower overhead. Low flush WC. wash hand basin set into a vanity unit. Stone effect tiled walls. Tiled floor. Chrome heated ladder towel rail. Extractor fan. Recessed ceiling lights. Shaver point. Sun tube. Linen cupboard with slatted shelving and housing the Worcester gas fired central heating boiler. Underfloor heating.



### BEDROOM TWO

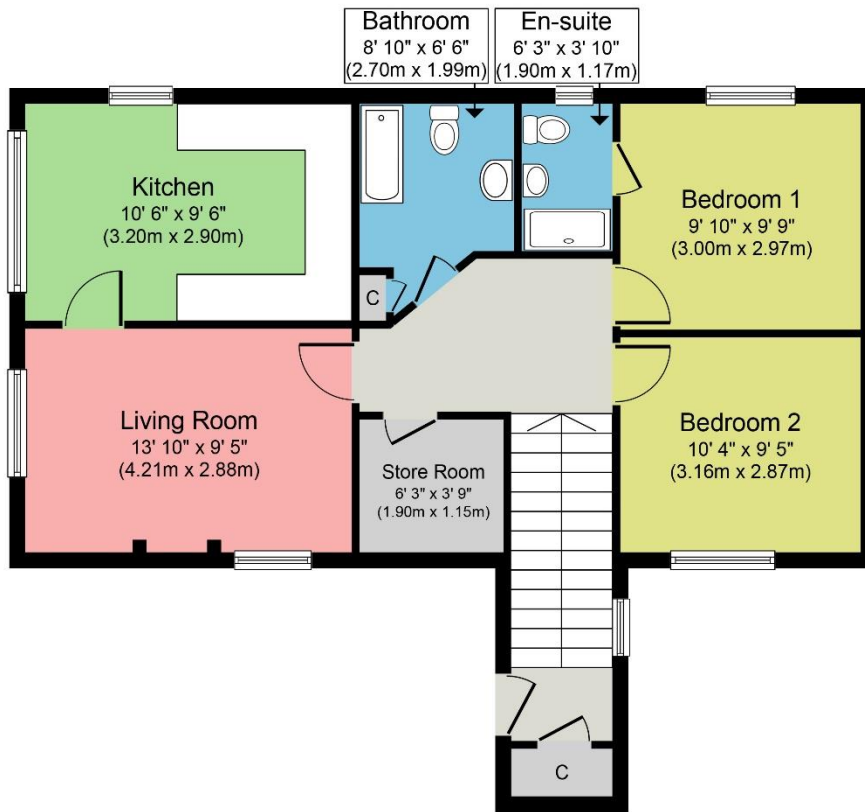
3.16 m(10'4") x 2.87 m(9'5")

Range of bespoke fitted furniture, ideal as a study with desk and storage. Radiator. Casement window to the rear.

### OUTSIDE

Canons Garth Mews is set back behind high stone walls with a generous level of parking within the private grounds. Number 6 has a single garage, located within a block of stone-built garages.

The grounds are beautifully landscaped and offer a pleasant area to enjoy, with easy pedestrian access out onto Canons Garth and into the town.



**Approximate Floor Area**  
**714 sq. ft.**  
**(66.4 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## **GENERAL INFORMATION**

- Services:** Mains electricity, drainage, water and gas.
- Tenure:** We understand that the property is Leasehold with 154 years remaining. A maintenance charge of £50 pcm is payable for the upkeep of the common areas and includes building insurance. A peppercorn ground rent is payable.
- Please Note:** There is a time limitation for occupancy for children.
- Post Code:** YO62 5EX.
- EPC Rating:** Current: E/39 Potential E/52
- Council Tax:** C
- Viewing:** Strictly by prior appointment through the Agent's office in Pickering

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.