

4 BONDGATE MEWS HELMSLEY



A quietly tucked away cottage, providing stylishly presented modern accommodation. Currently operating as a thriving holiday cottage with excellent turnover and occupancy rates

Entrance Hall – Open plan dining/living Kitchen – Cloakroom

Two bedrooms and house bathroom.

Low maintenance private garden

Off-street parking

NO ONWARD CHAIN

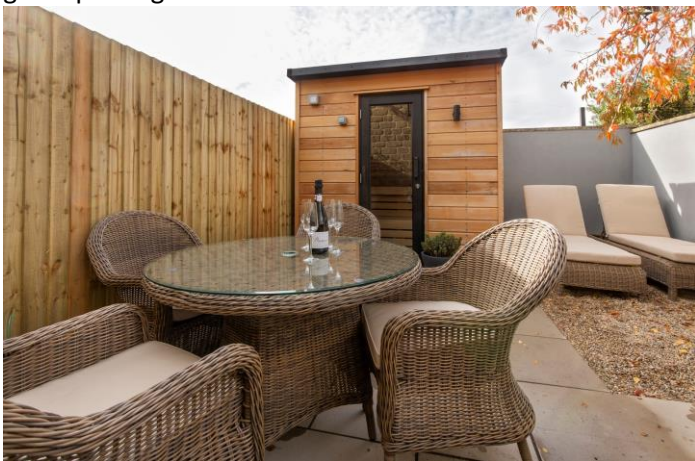
GUIDE PRICE £265,000

An attractive stone built cottage with courtyard garden and off-street parking, quietly located on Bondgate Mews, only a short and level walk from the centre of Helmsley.

Bondgate Mews is a small development of just 8 cottages, located within easy distance to the centre of the town. 4 Bondgate Mews currently operates as a successful holiday cottage, which has had a healthy occupancy rate and turnover.



The accommodation comprises the following: entrance hall, open plan living and dining kitchen and a ground floor cloakroom. Upstairs are two bedrooms and the house bathroom. There is allocated off street parking and an attractive courtyard garden to the rear. There is private parking for each property, as well as additional guest parking.



Helmsley is an 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 COMPRISES

ENTRANCE LOBBY

Stairs up to first floor.

FRONT DOOR

Hardwood half-glazed door with double glazed panels. The front door is shielded by a tiled canopy and there is an outside lantern light.

SITTING ROOM

4.20 m(13'9") x 3.40 m(11'2")

Solid oak flooring. Coving. Television point. Telephone point. Newly fitted electric panel heater. Casement window to front. Open plan through to Breakfast Kitchen:

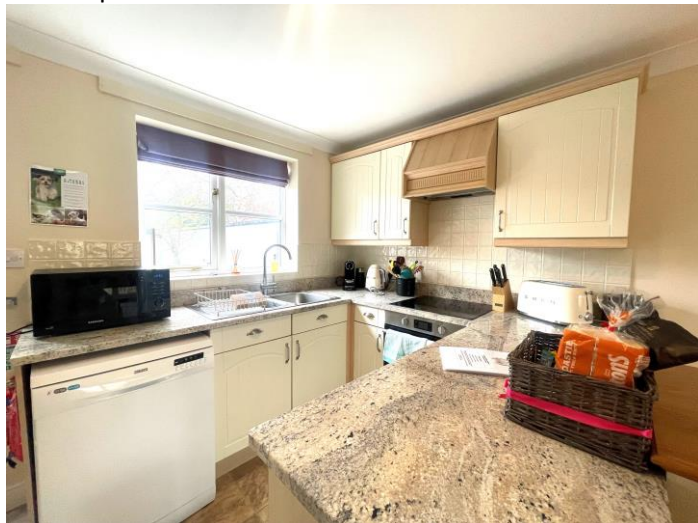


BREAKFAST KITCHEN

3.50 m(11'6") x 1.80 m(5'11")

Cream Shaker-style base and matching wall units with polished granite worktops. Incorporating one and a half bowl stainless steel sink unit. Integrated Zanussi appliances: electric oven, four ring induction hob with extractor hood over. Plumbing for washing machine. Automatic dishwasher

point. Newly fitted electric panel heater. Coving. Half-glazed door to rear garden. Arch to the inner lobby, which gives access to the ground floor cloakroom and a useful under-stairs cupboard.



CLOAKROOM

1.50m(4'11") x 0.80m(2'7")

Low flush WC. Wash hand basin. Casement window to the side.

FIRST FLOOR

LANDING

Loft access hatch. (Boarded out for storage.)

BEDROOM ONE

3.40 m(11'2") x 3.10 m(10'2")

Dormer window to front. Newly fitted electric panel heater. Over the stairs airing cupboard housing hot water cylinder. Walk-in wardrobe cupboard.



BEDROOM TWO

2.60 m(8'6") x 2.30 m(7'7")

Dormer window to rear with lovely view to Helmsley Castle keep. Newly fitted electric panel heater.



BATHROOM

2.00 m(6'7") x 1.60 m(5'3")

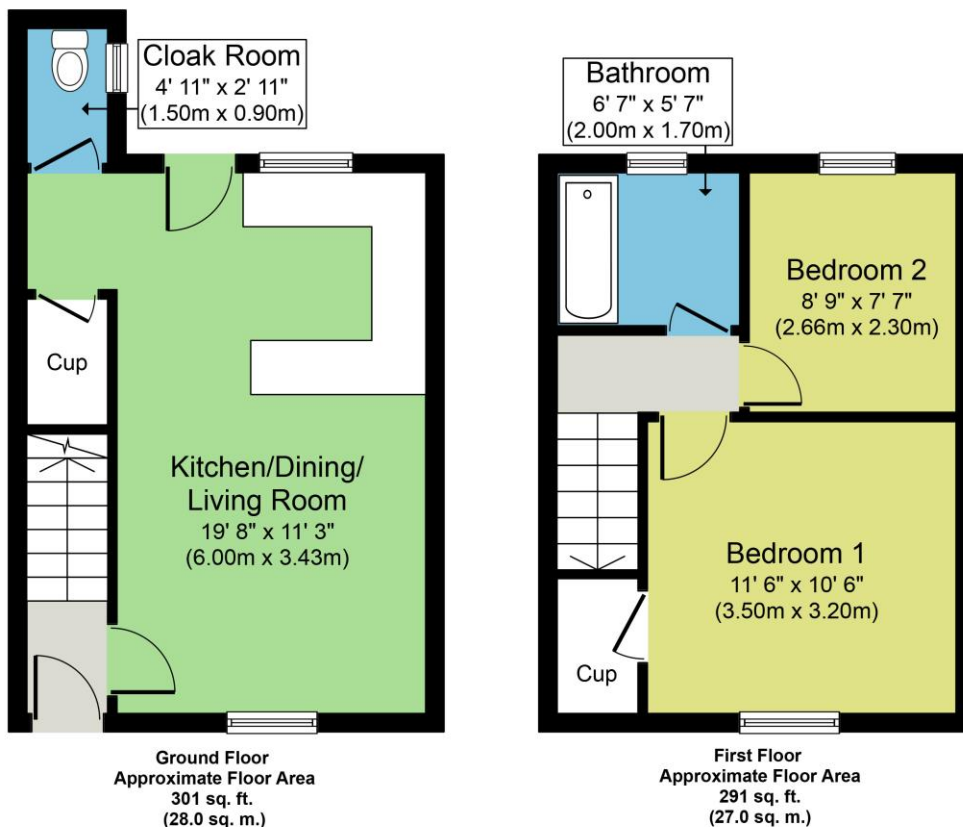
Matching white suite comprising: low flush WC, pedestal wash hand basin and bath. Extractor fan. Velux window to rear.



OUTSIDE

The garden has been beautifully landscaped to create an attractive, low maintenance courtyard garden. West facing the garden is sheltered and private and is an ideal outdoor entertaining space. Adjoining the property is a useful stone-built garden store. Outside tap. Outside light.





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. 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 water, drainage and electricity.
Council Tax: Band B
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Viewing: Strictly by appointment with the Agent's Pickering office.
Postcode: YO62 5EU
Please note: The external photos predate 2024 as does Bedroom 1.

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is given as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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