

## 2 ROSEDALE LANE HELMSLEY



**An immaculately appointed four bedroom detached house forming part of a popular development within this sought-after market town.**

Entrance hall, sitting room, dining kitchen, utility room, guest cloakroom, first floor landing, master bedroom, en-suite shower room, three further bedrooms & house bathroom.

Gas central heating. Upvc double-glazing.

Block paved driveway, single garage & well manicured gardens to the front & rear.

Viewing is recommended.

### OFFERS OVER £360,000

Forming part of a recent development by Space Homes, 2 Rosedale Lane is an immaculately appointed four bedroom detached house, which adjoins open fields and is within easy walking distance of town centre amenities.

The property is neutrally decorated and carries the balance of its 10-year NHBC Warranty. The accommodation amounts to approximately 1,150ft<sup>2</sup> and comprises: entrance hall, sitting room, dining kitchen with range of integrated appliances and doors onto the garden, utility room, guest cloakroom, first floor landing, master bedroom with en-suite shower room, three further bedrooms and a house bathroom. Central heating is gas-fired, windows are double-glazed and the house benefits from an impressive energy efficiency rating.

To the rear of the house is a securely enclosed garden, with paved patio, lawn and a good quality timber garden shed. There are further lawned gardens on either side and to the front along with a block paved driveway leads to a single garage.

Helmsley is a very attractive, Georgian market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, galleries, hotels, restaurants, and high-class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the south of the town and the Hambleton Hills to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground.



## ACCOMMODATION

### ENTRANCE HALL

4.3m x 2.0m (14'1" x 6'7")

Staircase to the first floor. Understairs cupboard. Telephone point. Oak vinyl flooring. Radiator.



### SITTING ROOM

4.8m x 4.1m (max) (15'9" x 13'5")

Casement window to the front. Television and satellite points. Radiator.



### DINING KITCHEN

4.8m x 4.0m (15'9" x 13'1")

Range of dove grey shaker style kitchen cabinets incorporating a stainless steel, single drainer sink unit with mixer tap. Four ring gas hob with extractor hood above. Fan assisted electric double oven. Integrated dishwasher. Recessed spotlights. Television point. Oak vinyl flooring. French doors opening onto the rear garden. Radiator.



**UTILITY ROOM**

2.0m x 1.9m (6'7" x 6'3")

Range of kitchen cabinets. Automatic washing machine point. Gas fired combi boiler. Oak vinyl flooring. Door to the rear garden. Radiator.

**GUEST CLOAKROOM**

2.0m x 0.9m (6'7" x 2'11")

White low flush WC and wash basin. Extractor fan. Oak vinyl flooring. Casement window to the side. Radiator.

**FIRST FLOOR**

**LANDING**

Loft hatch. Casement window to the side.

**BEDROOM ONE**

3.8m x 2.8m (12'6" x 9'2")

Television point. Casement window to the front. Radiator.

**EN-SUITE SHOWER ROOM**

2.7m x 1.2m (8'10" x 3'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Half tiled walls. Oak vinyl flooring. Heated towel rail.



**BEDROOM TWO**

3.7m x 2.4m (12'2" x 7'10")

Television point. Casement window to the rear. Radiator.



**BEDROOM THREE**

3.2m x 2.6m (max) (10'6" x 8'6")

Television point. Casement window to the rear. Radiator.



#### BEDROOM FOUR

3.3m x 3.2m (max) (10'10" x 10'6")

Television point. Casement window to the front. Radiator.



#### HOUSE BATHROOM

2.7m x 1.6m (8'10" x 5'3")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Recessed spotlights. Electric shaver point. Oak vinyl flooring. Casement window to the side. Heated towel rail.



#### OUTSIDE

The house occupies a pleasant position on Rosedale Lane, adjoining open fields and benefits from well manicured gardens. The back garden which is securely enclosed by a combination of brick and fencing, is made up mostly of lawn, along with a paved patio area. The front garden is open-plan and laid to lawn. There are further lawned areas on either side of the house. A block paved driveway leads to a semi-detached single garage.



#### GARAGE

5.4m x 3.4m (17'9" x 11'2")

Electric light and power. Concrete floor. Up and over door.

#### TIMBER GARDEN SHED

12ft x 8ft



#### GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage. Gas central heating.

Council Tax: Band: E (Ryedale District Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

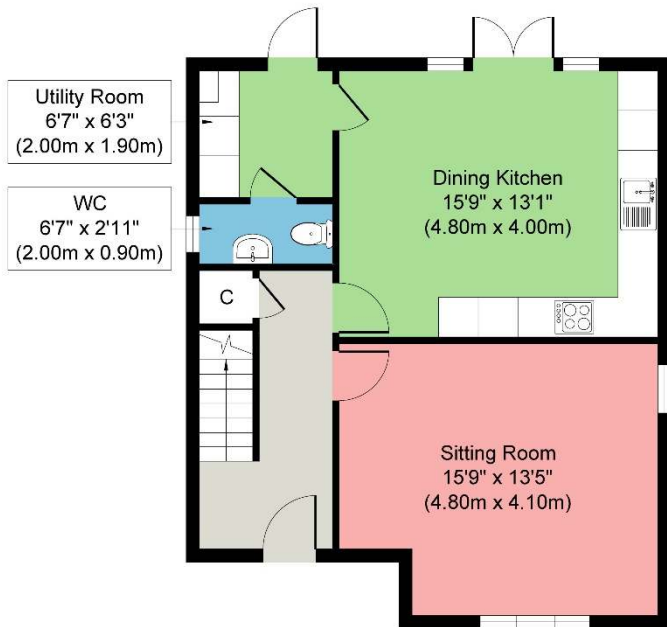
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EPC Rating: B84.

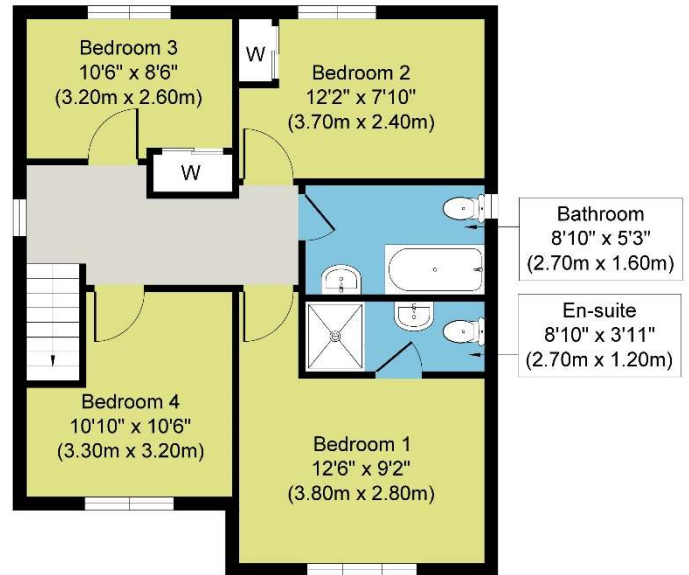
Viewing: Strictly by prior appointment through the Agent's office in Malton.



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.



**Ground Floor**  
**Approximate Floor Area**  
**575 sq. ft**  
**(53.38 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**575 sq. ft**  
**(53.38 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. 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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