

Peter
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ESTATE AGENTS



**36, Bondgate, Helmsley
York, YO62 5BR
Price to Guide £630,000**

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A Grade II listed period double fronted, extended three bedroom stone cottage, situated within the town's conservation area. The property has been lovingly cherished by the existing owners and features beamed ceilings, stone flagged flooring to the dining room, cottage doors with latches, Yorkshire sliding sash windows and gas fired central heating. Externally a private sunken patio with steps leading to a delightful enclosed rear garden with flower beds and garden shed. Car standing for two cars via a gated entrance. Access to the rear of the property is off Pottergate.

Ground floor accommodation includes: Front entrance lobby, large sitting room, dining room (with cast iron range, stone flagged flooring and window seat), fitted kitchen, rear entrance lobby, double bedroom with en-suite bathroom.

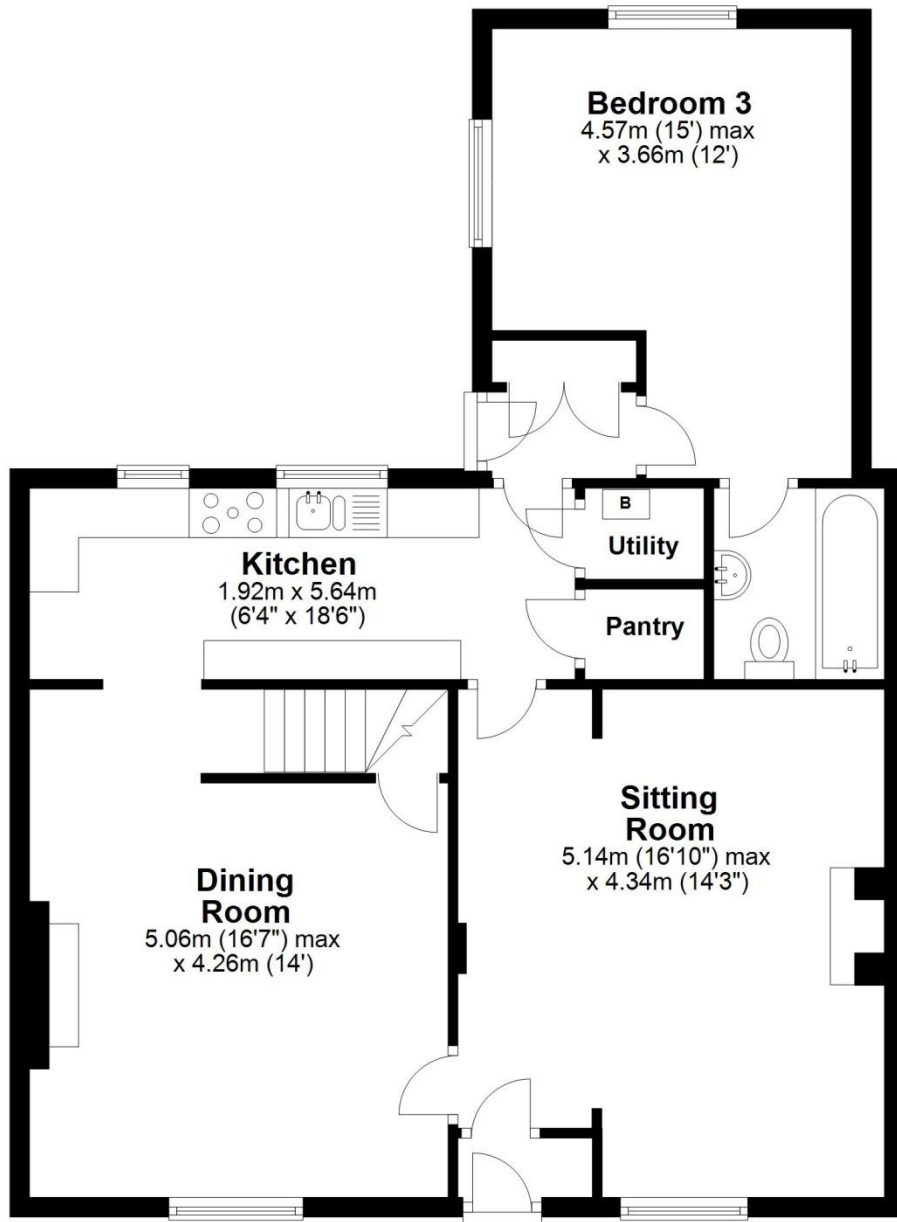
First Floor: Landing, two further double bedrooms both with en-suites, one with bath and shower over the other with a shower.

The ancient North York Moors market town of Helmsley is much sought after. The town is often referred to as the Jewel in Ryedale's Crown, being of historic interest as well as having a good range of retail shopping, hotels and restaurants and making this a popular tourist attraction. It is ideally located to enjoy the North York Moors National Park and is easily commutable to the ancient city of York, the coastal resorts of Scarborough and Whitby, as well as the ancient market towns of Kirkbymoorside, Pickering, Thirsk and Malton. The nearest railway stations are Malton and Thirsk.



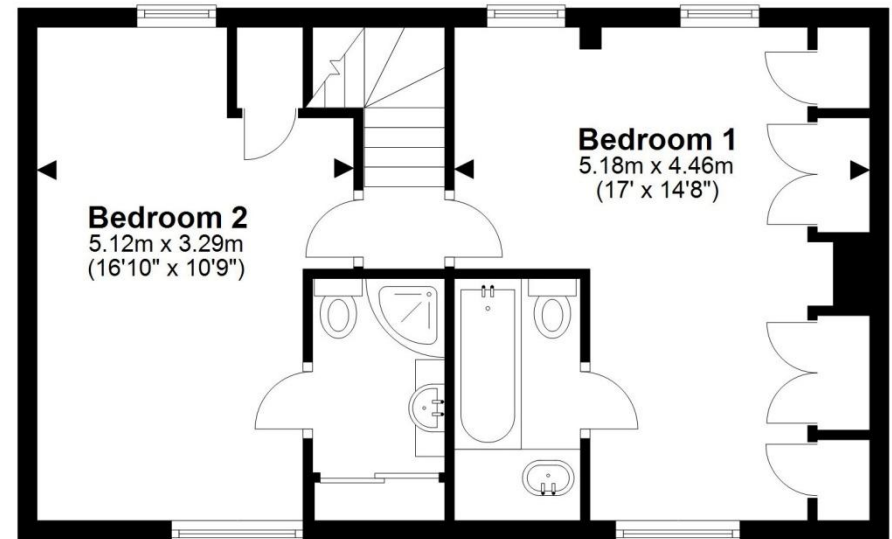
Ground Floor

Approx. 79.7 sq. metres (858.4 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 124.6 sq. metres (1341.6 sq. feet)

36 Bondgate, Helmsley

For information purposes, not to scale





Tenure: We understand the property to be freehold.
Vacant possession will be given on completion.

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

Property Tax: Band D

Energy Performance Certificate: Band D

Photography: By Peter Illingworth

Location: [what3words///portfolio.furniture.faster](https://what3words.com/portfolio.furniture.faster)

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107



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