

Peter  
**illingworth**  
ESTATE AGENTS



**2 Ashwood Close, Helmsley,  
York, YO62 5HW  
Price to Guide £585,000**

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Situated within the North York Moors National Park can be found this picturesque three bedroom detached timber framed, gas fired centrally heated, double glazed bungalow with stone elevations, standing in well stocked, lawned gardens, with garage and the bonus of plenty of car standing. The property has been well configured and is ideal for entertaining.

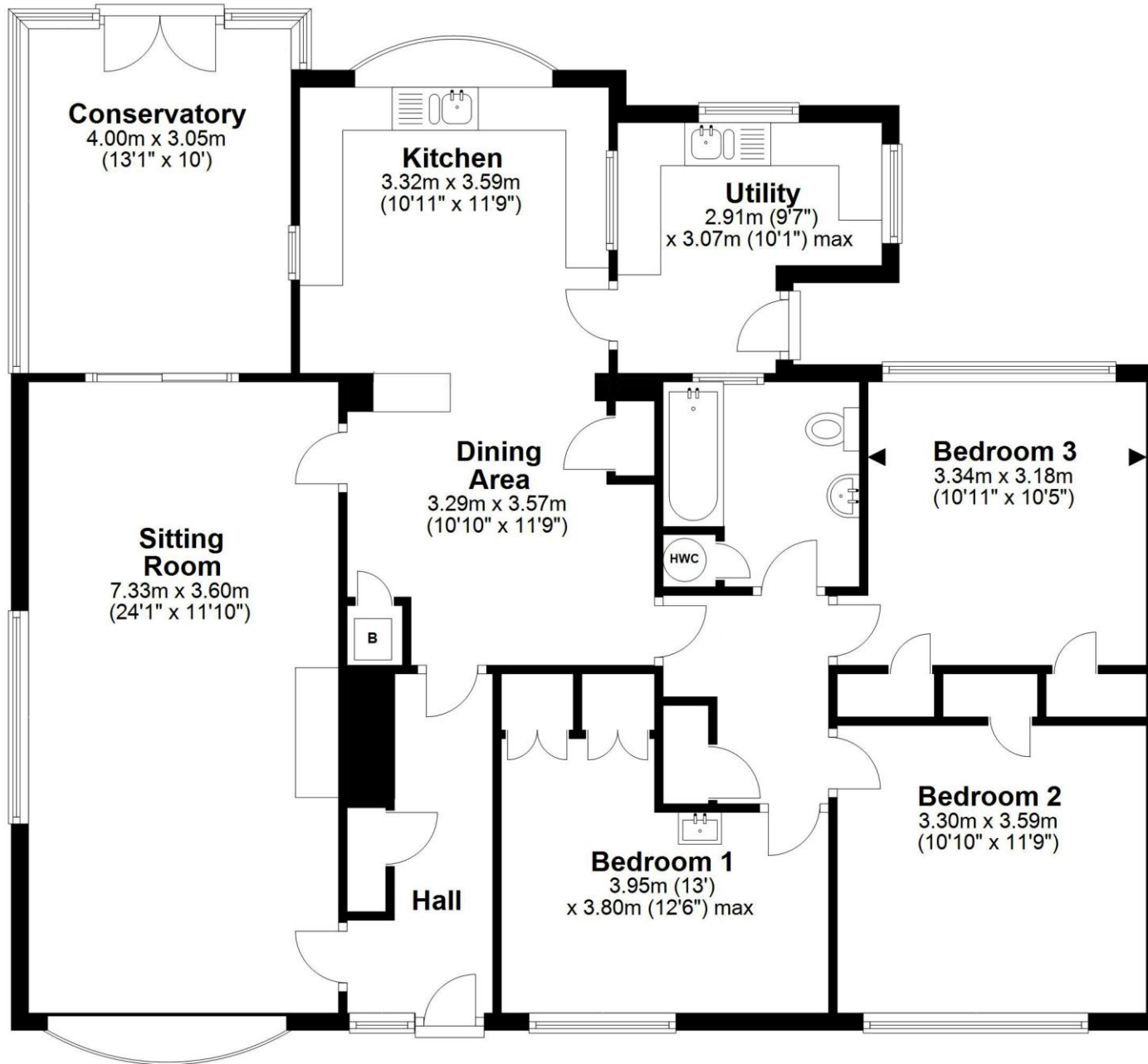
Accommodation briefly comprises: Front entrance hall, large sitting room with conservatory off, fitted kitchen/dining area, utility room, inner hall, three bedrooms and house bathroom.

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, 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. 129.2 sq. metres (1390.7 sq. feet)



Total area: approx. 129.2 sq. metres (1390.7 sq. feet)

**2 Ashwood Close, 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 Rating:** Band E

**Photography:** By Peter Illingworth

**Location:** what3words///caps.donates.grad

### Need to sell your own property?

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

### Need advice on buying through another agent?

Contact Peter Illingworth on 01751 431107 to discuss how we can give you the comfort of many years of our expertise, in representing clients in the purchase of their next home.

### Viewing:

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



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