



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  1  2  D



Situated in the popular market town of Helmsley this three bedroom semi detached house requires modernisation and is offered with **NO ONWARD CHAIN**. Benefiting from gas fired central heating it briefly comprises: entrance lobby, lounge, dining kitchen, utility room, wc and to the first floor are three double bedrooms and a bathroom. There is an integral garage and gardens. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- **THREE DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**
- **EPC RATING D**
- **SEMI DETACHED HOUSE**
- **POPULAR MARKET TOWN**
- **MODERNISATION REQUIRED**
- **COUNCIL TAX BAND C**

## ENTRANCE LOBBY

Accessed via timber front door, stairs to first floor

## LOUNGE

Window to front aspect, radiators x 2, wall mounted gas fire

## DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, gas cooker, walk in pantry, windows to front and rear aspects, radiator

## UTILITY ROOM

Base unit with inset wash basin, plumbing for washing machine, window to rear aspect

## REAR LOBBY

Part glazed door to rear garden, door to garage

## WC

Low flush wc, opaque window to rear aspect

## FIRST FLOOR LANDING

Window to rear aspect, radiator, loft access point

## BEDROOM ONE

Fitted wardrobes, window to front aspect, radiator

## BEDROOM TWO

Windows to front and rear aspects, walk in wardrobe, radiator

## BEDROOM THREE

Fitted wardrobes, radiator, window to front aspect

## BATHROOM

Panelled bath with mains shower over, low flush wc,, pedestal wash basin, opaque window to rear aspect, radiator, extractor fan

## OUTSIDE

To the front of the property is a garden laid mainly to lawn with borders of shrubs and plants. The rear garden is laid mainly to lawn and there is a paved patio area.

## GARAGE AND PARKING

There is a driveway with room for off street parking. This leads to a larger than average integral single garage. This has power and light laid on and houses the floor mounted central heating boiler. There is also a window to the rear.

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

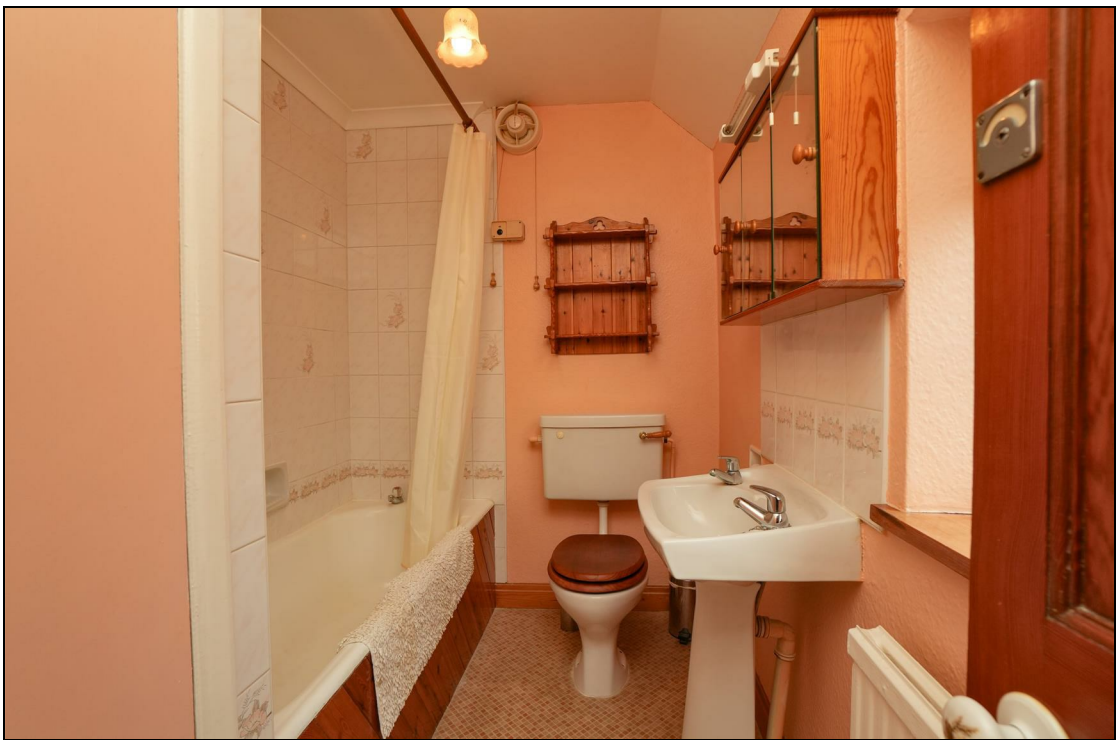










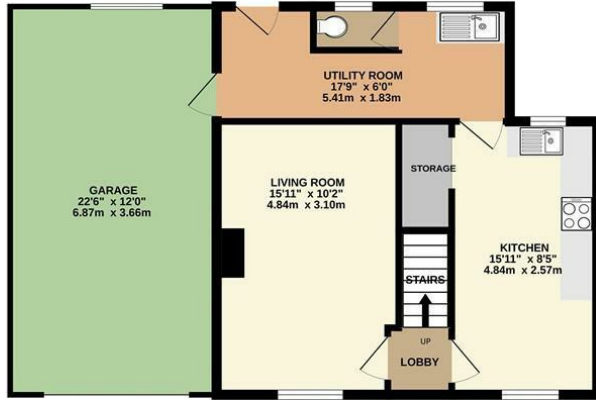








GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

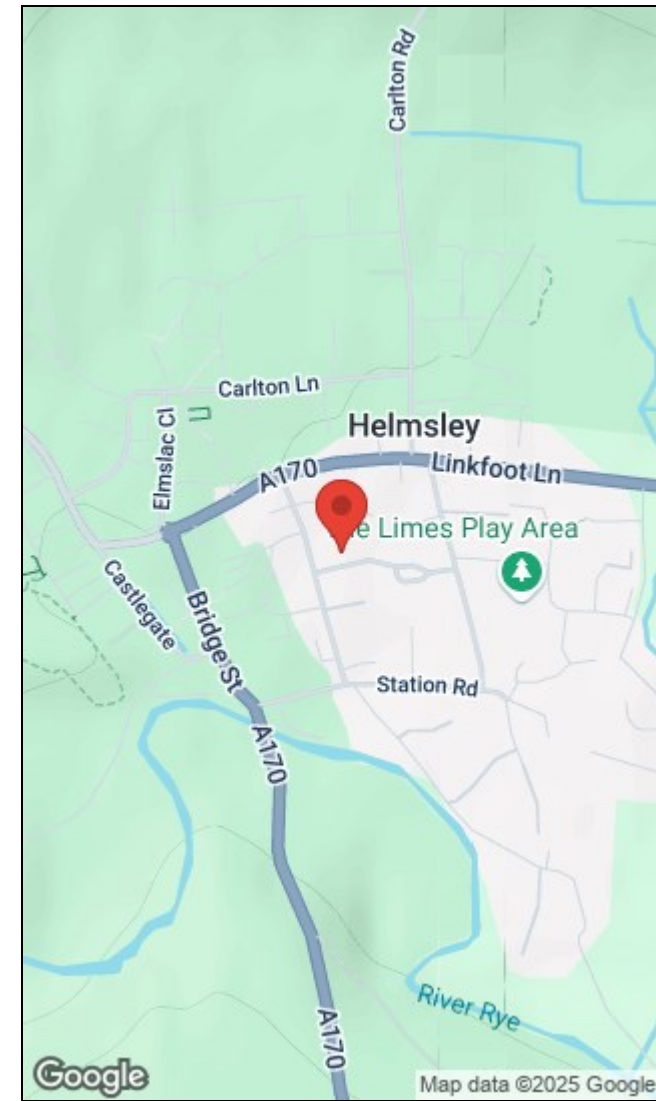


1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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