

HUNTERS®

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Balk Avenue, Helperby, York

Guide Price £235,000

Brought to the open market with no onward chain, this well-proportioned three-bedroom home is situated in the popular village of Helperby and offers generous living accommodation and an enclosed rear garden and off-street parking for two cars. The property also benefits from oil-fired central heating and double glazing. EPC Rating D. Council Tax Band B.

- **No Onward Chain**
- **Village Location**
- **Enclosed Rear Garden**
- **Dining Kitchen**
- **Three Bedrooms**
- **Rural Views**
- **Downstairs WC**
- **Off Street Parking**
- **EPC Rating: D, Council Tax Band: B**

Helperby
Helperby is a charming village situated in the Howardian Hills, surrounded by open countryside. The village offers a strong sense of community, with a church, village hall and local amenities, while the nearby market towns of Easingwold, Thirsk and Boroughbridge provide a wider range of shops, schools, cafés and everyday facilities. With excellent access to the A19, Helperby is also well placed for commuting to York and beyond.

Property Description
On entering, you are welcomed into a hallway with useful understairs storage, providing an ideal space for coats and shoes. The sitting room is a bright and comfortable room with a large window to the front, sliding patio doors opening onto the garden and an open fire creating a cosy focal point.
Continue through to the dining kitchen, which offers a good range of fitted units and space for appliances, together with ample space for a dining table. A door provides direct access to the garden, while a useful ground floor cloakroom completes the accommodation.

Upstairs, there are three generously proportioned bedrooms, with two enjoying far-reaching views across the surrounding countryside. The bathroom was updated in 2021 and features a panelled bath with shower over.

Outside, the rear garden is a particular feature, being mainly laid to lawn with two seating areas providing an excellent space for outdoor dining and entertaining. There is also a brick-built storage shed, while the front provides off-road parking for two cars.
The property benefits from double glazing and oil-fired central heating and is offered for sale with no onward chain.

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.
























RED HOT CHILI PEPPERS
NIRVANA
DEFTONES
oasis









GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

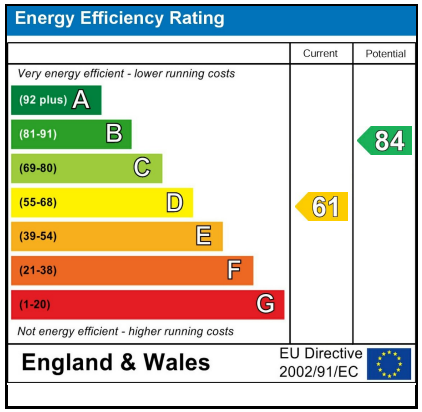
1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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