



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





Situated in the popular market town of Helmsley in a quiet cul de sac location this well presented three bedroom semi detached property is sure to appeal. It briefly comprises: entrance lobby, lounge, dining kitchen, three bedrooms and a bathroom. There are gardens front and rear and a single detached garage. It also benefits from extensive double glazing and gas fired central heating. A viewing is highly recommended to appreciate this lovely property. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- SEMI DETACHED HOUSE
- DETACHED GARAGE
- EPC RATING D
- THREE BEDROOMS
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND C
- WELL PRESENTED
- POPULAR MARKET TOWN

## ENTRANCE LOBBY

Accessed via part glazed Upvc front door, window to front aspect, radiator, door to entrance hall

## ENTRANCE HALL

Stairs to first floor, door to lounge

## LOUNGE

Feature fireplace with electric fire, radiator, window to front aspect, door to dining kitchen

## DINING KITCHEN

Recently fitted with a range of base and wall mounted units with matching work surfaces, inset sink unit, integrated appliances to include double electric oven, gas hob, extractor hood, fridge/freezer and washing machine, recessed ceiling lights, part glazed door to rear garden, windows x 2 to rear aspect, radiator

## FIRST FLOOR LANDING

## BEDROOM ONE

Window to front aspect, radiator, loft access point

## BEDROOM TWO

Window to rear aspect, radiator

## BEDROOM THREE

Window to front aspect, radiator, airing cupboard

## BATHROOM

Suite comprising panelled bath with mains shower over, fitted screen, low flush wc, vanity unit with inset wash basin, ladder style radiator, opaque window, part tiled walls, extractor fan

## GARDEN

To the front of the property is a lawned area. The enclosed garden to the rear is laid mainly to lawn and has a patio area.

## GARAGE

A driveway with room for off street parking leads to a single detached garage which has power and light laid on.

## 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.





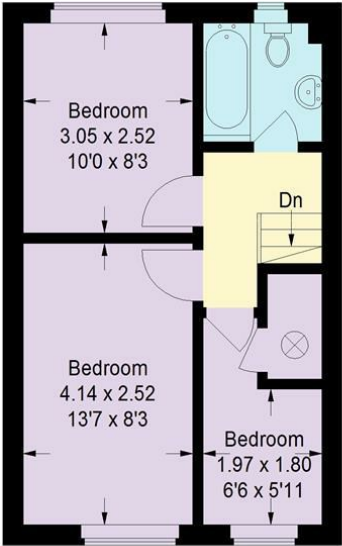
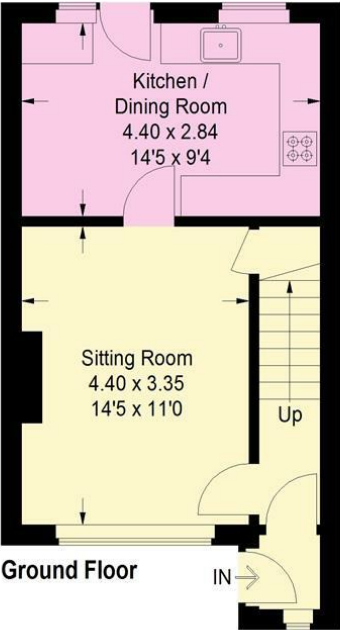




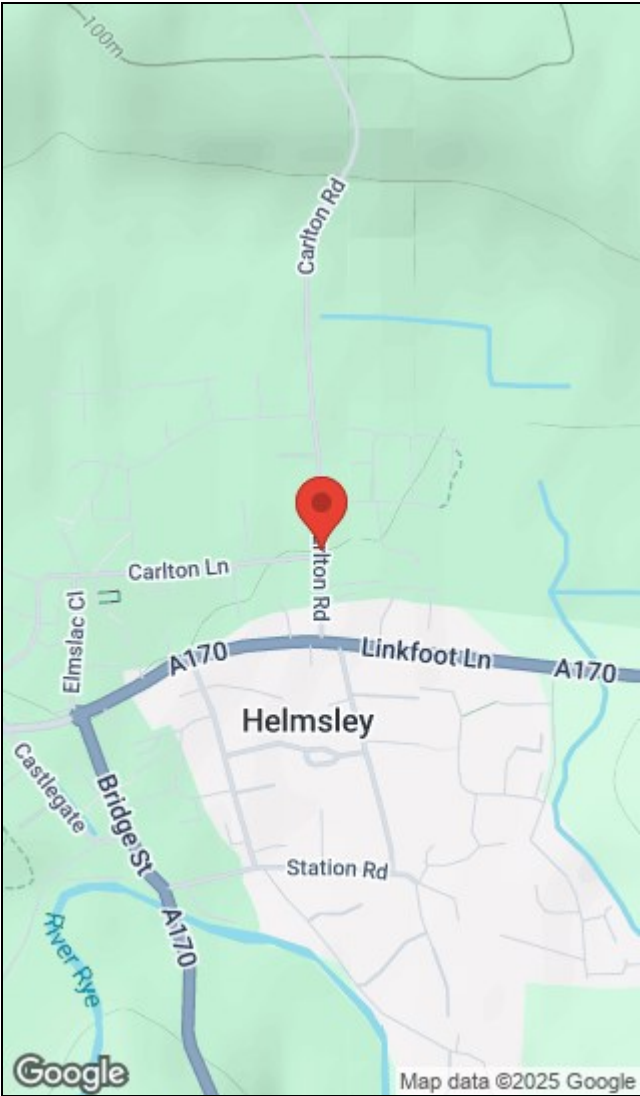




**Con Owl Close, YO62**  
Approximate Gross Internal Area  
Ground Floor = 33.3 sq m / 359 sq ft  
First Floor = 32.1 sq m / 346 sq ft  
Total = 65.4 sq m / 704 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken  
in the preparation of this plan, please check all dimensions, shapes and  
compass bearings before making any decisions reliant upon them. (ID853178)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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