

4 BLACK SWAN YARD



HELMSLEY | NORTH YORKSHIRE | YO62 5ES



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A beautifully presented 3 bedroom mews house, with garden and parking, forming part of a prestigious development just behind the market square. Perfect as a second home or holiday cottage.

CROFT

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01904 238222



ACCOMMODATION AND AMENITIES

Ground Floor:

Open plan dining kitchen and living area and WC.

First Floor

Double bedroom with ensuite bathroom and double bedroom with ensuite shower room.

Second Floor

Spacious master bedroom with ensuite bathroom.

Outside

Enclosed garden with seating area. Private parking space.







INTRODUCTION

4 Black Swan Yard is a fantastic three bedroom house, arranged over three floors and occupying a great position in this private, quiet and perfectly situated development just behind the market square. The house offers open plan living space on the ground floor with a well equipped and well designed high specification kitchen to one end and a bright living space with doors out on to the terrace garden at the other. The room has a log burner as its centre piece, perfect for the winter months!

The first floor has two double bedroom one with an ensuite bathroom and the other with ensuite shower room. Both bedrooms benefit from large built in storage. To the second floor is a very spacious master bedroom with a beautiful ensuite bathroom and fantastic storage. All floors benefit from underfloor heating.

Outside, there is a bright and sunny terrace with plenty of room for dining al fresco. The property has a designated parking space in the courtyard and is gated for extra privacy and security. There is also very handy pedestrian gate which leads directly into the market square.

The property is currently run as a successful holiday let. Please contact us for further information on this.



Environs

Black Swan Yard is perfectly positioned just off the market square of the popular and pretty Georgian market town of Helmsley which has a full range of local facilities to include churches, public houses, hotels, shops, banks, a post office and a wide variety of independent retail outlets. It is surrounded by beautiful North Yorkshire countryside and within easy driving distance to the coast! It is also only 14 miles to Thirsk and 27 miles to York to pick up excellent rails links north and south.





ADDITIONAL INFORMATION

Services

We are advised that the property has mains water, electric and drainage. Central heating is gas fired.

Local Authority

Ryedale District Council
Ryedale House,
Old Malton Road,
Malton
YO17 7HH

Tel 01653 600666

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

Viewing

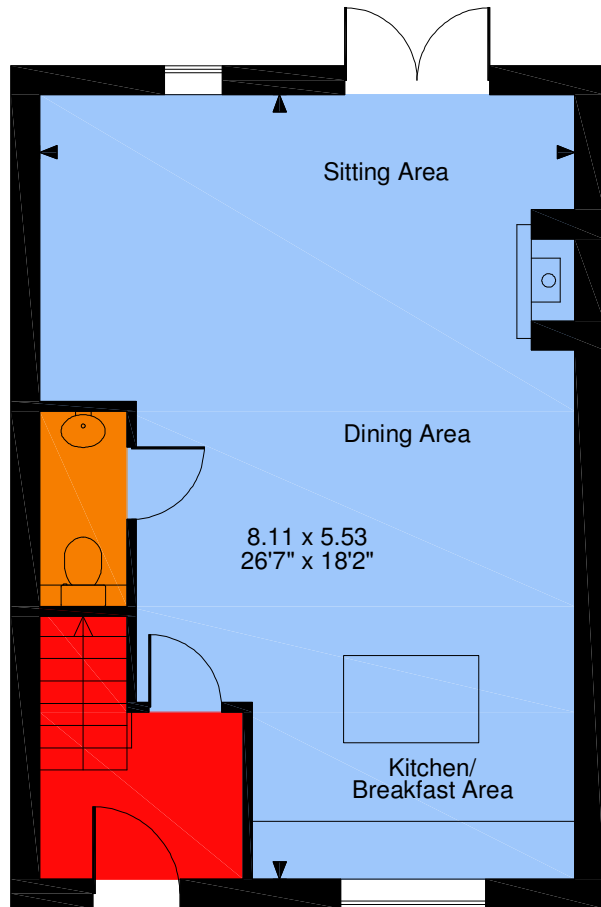
Strictly through the selling agent:
Croft Residential
Pavilion 2000
Amy Johnson Way
York YO30 4XT

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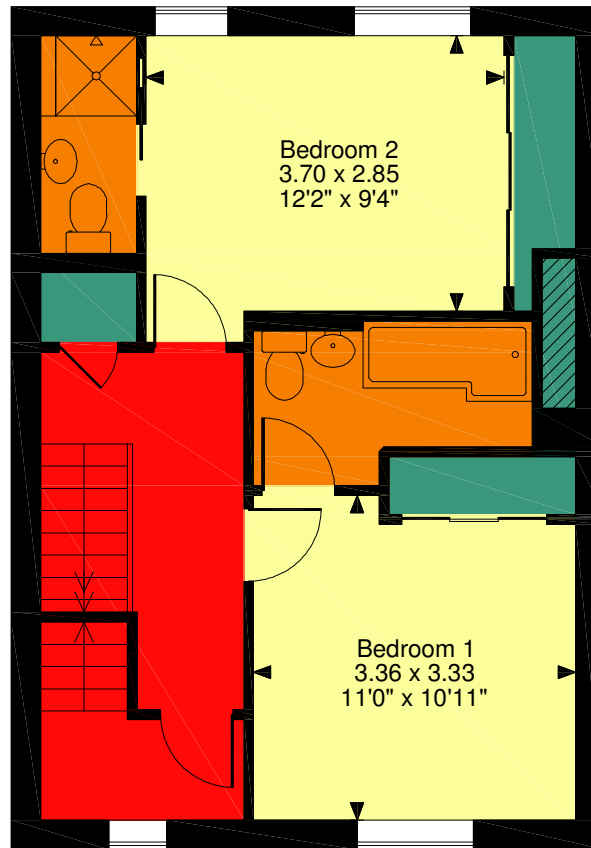


Black Swan Yard, York
Approximate Gross Internal Area
1262 Sq Ft/117 Sq M

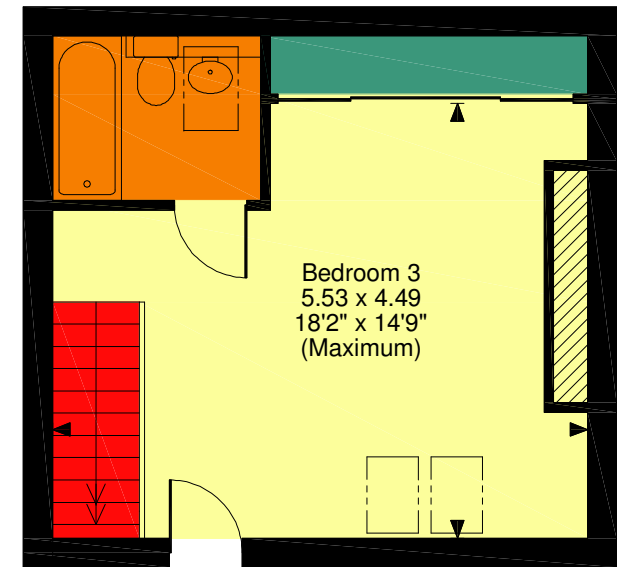
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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