



1 High Farm Cottages Raskelf Road

| Helperby | YO61 2PG

Offers over £245,000

Welcome to this charming end terrace house located on High Farm Cottages in the delightful village of Helperby. This property boasts a generous 1,044 sq ft of living space, including three cosy bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The property also features a well-appointed bathroom, ensuring convenience for all residents.

With its convenient location and ample living space, this house offers a wonderful opportunity to create a warm and inviting home in the heart of a picturesque village. Don't miss out on the chance to make this lovely property your own!

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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Lounge

19'10" x 16'4"

The spacious lounge features a built-in wood burner, a front aspect box bay window and laminated flooring.

Kitchen/Dining Area

16'4" x 9'2"

The modern kitchen is fitted with storage cupboards and built-in utilities, including an oven, hob and extractor fan

WC

The ground floor WC includes a hand wash basin in cabinet.

Bedroom

13'9" x 8'10"

This double bedroom sits at the front of the property and features a window with views to the street and carpeted flooring.

Bedroom

12'11" x 8'10"

This double bedroom features a window overlooking the back garden and carpeted flooring.

Bedroom

9'10" x 6'10"

This single bedroom features carpeted flooring, a front facing window and built-in storage space.

Shower room

6'10" x 5'2"

This modern stylishly decorated bathroom is equipped with toilet, wash hand basin in cabinet and shower facilities.

Garden

At the front the property is accessed directly off the street. On street parking is available. The rear garden

area is enclosed with stylish wood panelling and features a well-maintained lawn and gravel covering that leads from back door. There is access to the back garden from the front of the property via a wooden garden gate at the side of the house.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

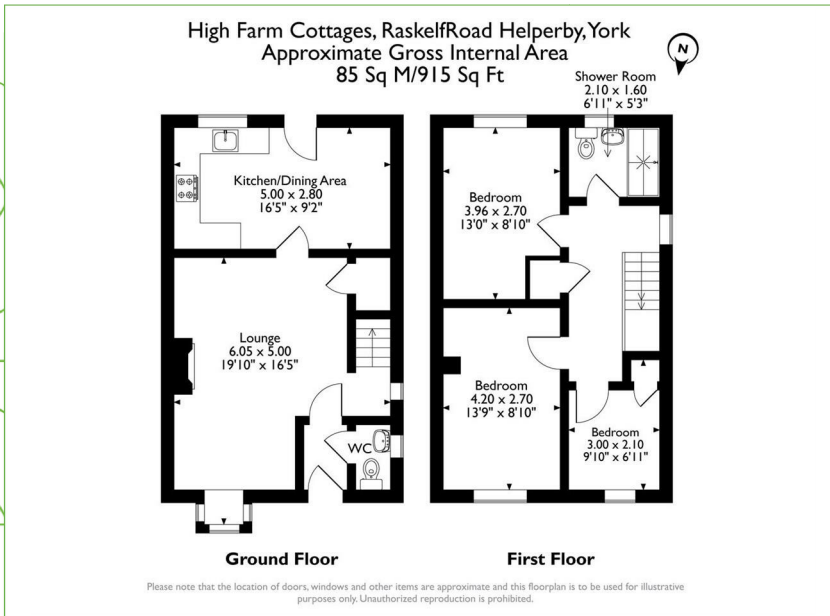
2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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