



Main Street, Helperby

£550,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

S

Main Street,
York YO61 2PW

Est. 1871

£550,000

**** STUNNING LIVING KITCHEN ****

A charming period property, offering well presented and upgraded 4 bedroom family living accommodation and featuring a spacious lounge, master bedroom suite and superb open plan living kitchen.

Set in the heart of Helperby, regarded as one of the region's most sought after villages, is this charming period property, offering spacious family living accommodation which has been sympathetically restored and upgraded.

Internally, the property is entered from the front into a spacious reception hall with parquet styled flooring and turn staircase leading to the first floor accommodation with built-in understairs cellar. The hall includes an ornamental dado rail and feature doorbell.

The principal reception room is a spacious lounge, located at the front of the house, having a bay window to the front elevation with bespoke window shutters. The lounge features an open fireplace with cast iron basket grate in addition to a television aerial point.

To the rear of the hall is a separate utility area, having a Butcher's block worktop with recess under which provides plumbing for a washing machine and space for a tumble dryer. There is an elevated dog shower with wash hand basin and tiled splashbacks. The side courtesy door leads out onto the cobbled lane beyond. There is a downstairs W.C., with a low flush toilet and bracketed wash hand basin. Both the utility room and toilet feature tiled flooring.

Without doubt the feature room of property is the open plan living kitchen, which has a modern range of low level storage cupboards with Quartz worktops and inset double bowl Belfast sink unit. Included within the sale is a 5-point Ranger cooker, in addition to a central serving island and space



Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected, but the property uses Oil fired central heating.
 Broadband Coverage: Up to 76* Mbps download speed
 Council Tax: E - North Yorkshire Council
 EPC: F (31)
 Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



with plumbing for an American style fridge freezer unit. The kitchen features tiled flooring, cast iron wood burning stove and twin bifold doors to the rear elevation opening out onto the gardens beyond.

There is underfloor heating throughout the ground floor.

There is a spacious first floor landing with a boxed cupboard and linen store.

The master bedroom is located at the front of the house and has a bank of wardrobes with low level draws and matching high level cupboards. There is a refitted ensuite shower room which has a contemporary W.C., and wash hand basin in addition to a walk-in shower cubicle with full height waterproof panelled surround. The ensuite includes a heated towel rail.

Bedroom 2 is located at the front of the property being a generous double room, with bedroom 3 at the rear, which has a double and single fronted built-in wardrobe. Bedroom 4 is currently used as a working study; being a further generous double room. All 4 bedrooms benefit from radiators and casement windows.

The internal accommodation is completed by a house bathroom with a low flush W.C., wash hand basin and inset panelled bath with wall mounted shower attachment and ¾ height tiled splashbacks. The bathroom includes a built-in medicine cabinet, extractor fan and radiator.

Externally, the property features a forecourted front garden with gated pedestrian access with flagged pathway separating a gravelled lawn. In addition, the property has been fitted with a Zappi EV charger.

Directly to the rear of the elevation is a full width patio, providing ample space for garden furniture, ideal for outside entertaining. The patio steps out onto a rectangular rear garden beyond being laid to lawn with planted borders. The rear garden is fully enclosed to all sides by walled boundaries, ideal for young children and pets.

Adjoining the rear elevation is an external garden store and there is pedestrian access to the rear of the next door property leading back to the street. An outside water tap is located off the rear elevation.

The property blends a contemporary finish with a range of period features, and an early inspection is strongly recommended.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Partners:

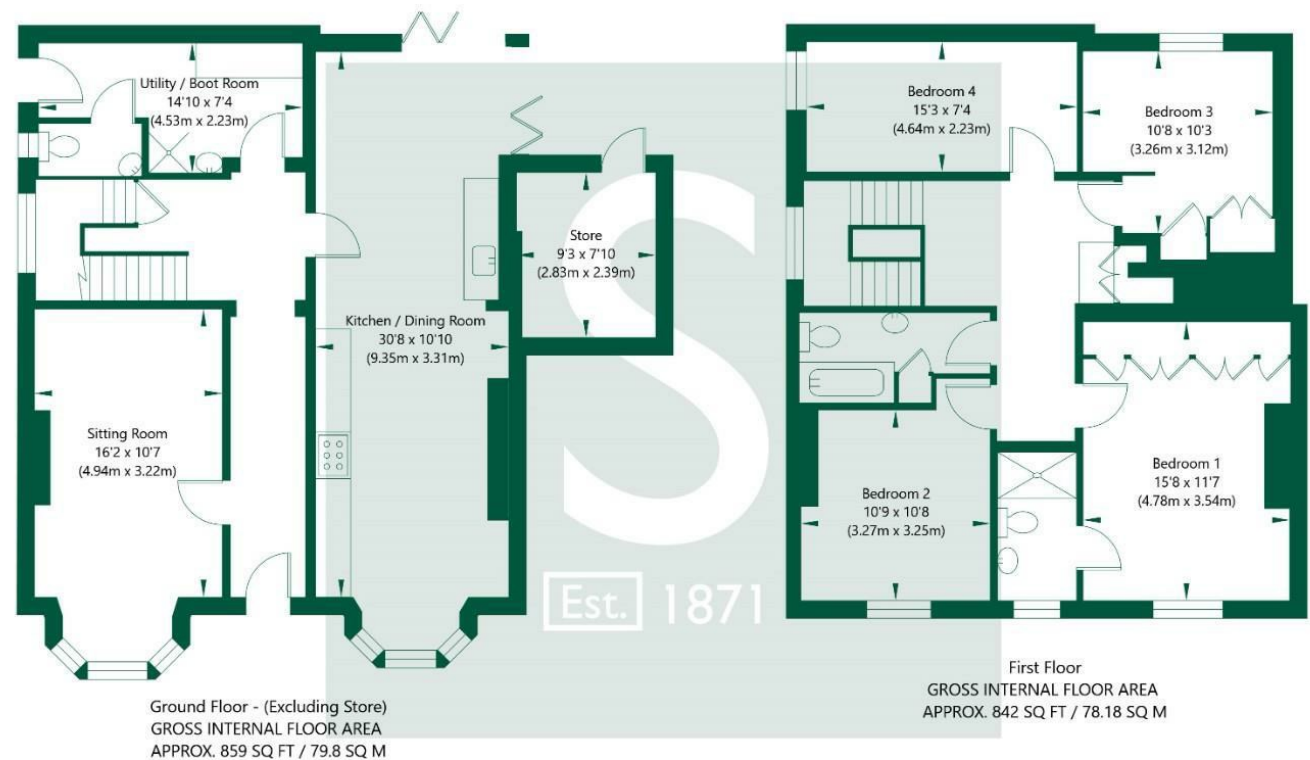
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Main Street, Helperby, York, YO61 2PW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1701 SQ FT / 157.98 SQ M - (Excluding Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2026

