



**Balk Avenue, Helperby, York**

£375,000

**Stephensons**  
estate agents & chartered surveyors

[stephensons4property.co.uk](http://stephensons4property.co.uk)

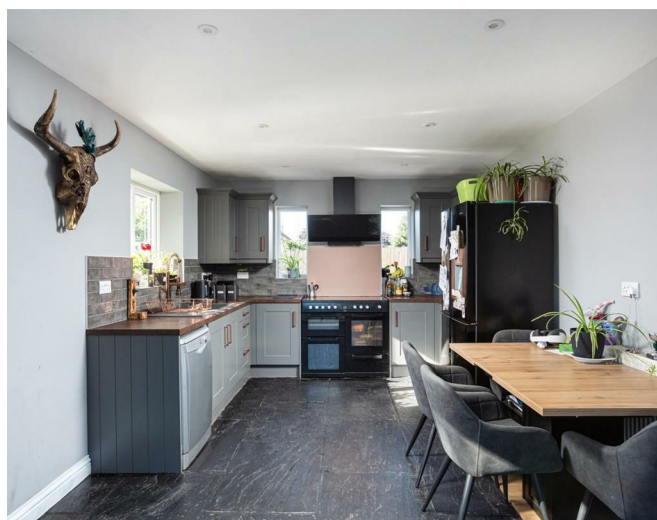
# S

Est. 1871

Balk Avenue,  
York YO61 2PZ

£375,000

An extended semi detached house occupying an outstanding corner position with generous gardens and featuring a master bedroom suite, living kitchen and open rear and side aspect.



Tenure: Freehold  
Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil Central Heating.  
Broadband Coverage: Up to 76\* Mbps download speed. Up to 115\* Mbps upload speed  
Council Tax: C - North Yorkshire Council  
EPC: D (59)  
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.



## Partners:

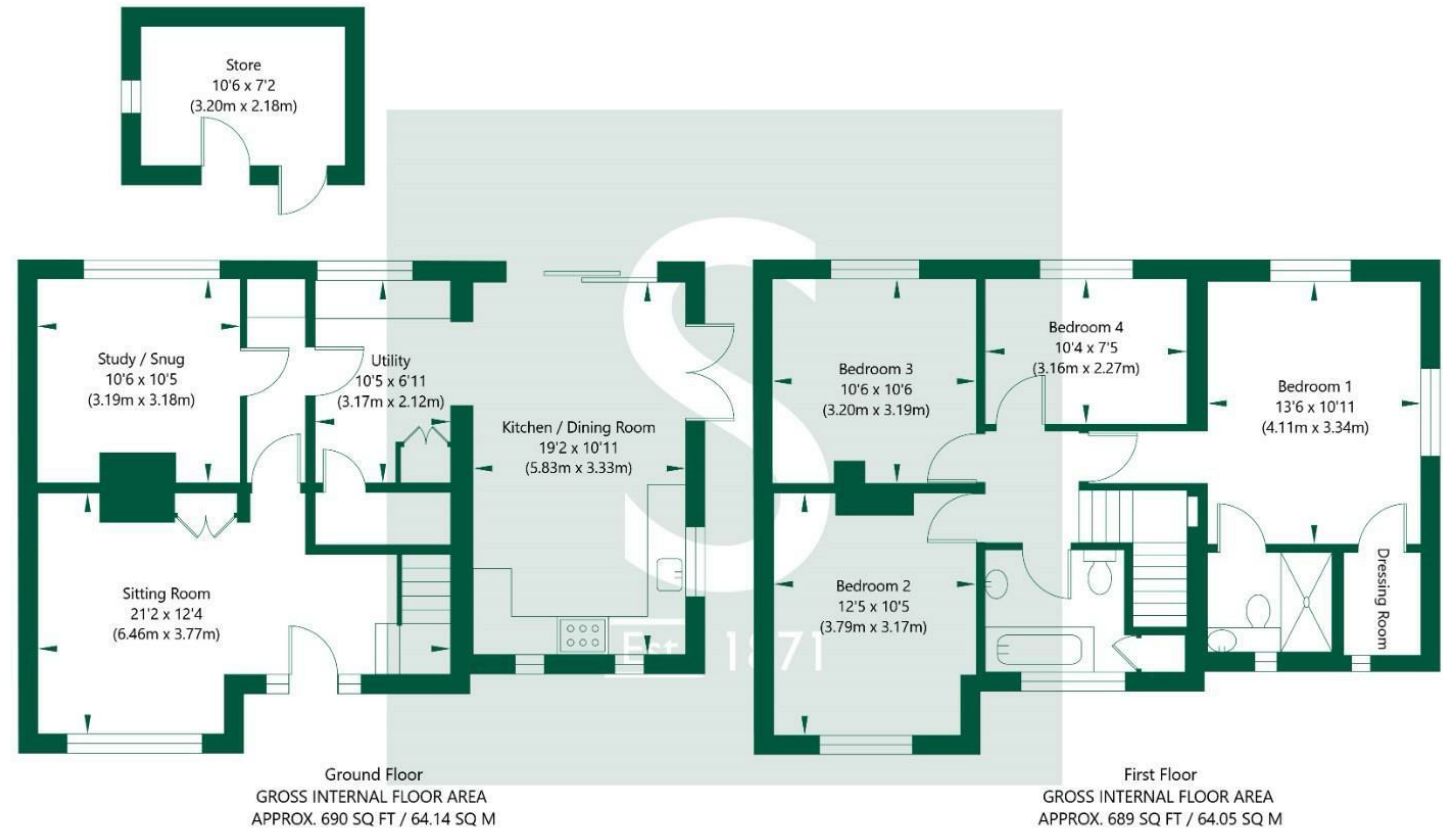
J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
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 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
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 J C Drewniak BA (Hons)  
 E G Newby MRICS  
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Balk Avenue , Helperby, York, YO61 2PZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1379 SQ FT / 128.19 SQ M - (Excluding Store)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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