



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



14, Field View Close, York, YO62 4EL £499,950

Set in the picturesque village of Ampleforth, this beautifully presented four-bedroom detached home offers generous living space, modern features, and an immaculate garden—perfect for families or those seeking a peaceful countryside lifestyle.

The heart of the home is the spacious dining kitchen, fitted with a hob, extractor hood, oven, and integrated dishwasher. French doors open directly onto the rear garden, ideal for alfresco dining and entertaining. A triple-aspect sitting room also benefits from French doors leading to a private patio, flooding the space with natural light throughout the day. The formal dining room provides a versatile space for family meals or hosting guests.

A practical utility room comes complete with a washing machine and personnel door to the rear garden, while a cloakroom adds to the convenience on the ground floor.

Upstairs, you'll find four well-proportioned bedrooms, including a dual-aspect master bedroom with its own stylish ensuite. The remaining bedrooms offer flexibility for family use, guest rooms, or a home office.

Outside, the property features an immaculate rear garden, thoughtfully landscaped with a range of shrubs and a lush lawn. To the front, wrought iron railings and mature planting add character and curb appeal. A double garage completes the offering, providing ample storage and parking.

This delightful home combines space, style, and a superb location—early viewing is highly recommended.



ENTRANCE HALLWAY
12'8" x 8'0" (3.88 x 2.44)
With staircase to the first floor, engineered wood floor, radiator and fitted storage cupboard.

OPEN PLAN KITCHEN/BREAKFAST ROOM
22'5" x 13'2" (6.84 x 4.03)
Double glazed bay window to the front and French doors opening out to the rear gardens, range of fitted base and wall mounted units with work surfaces over, integral appliances including oven and grill, six-ring burner gas hob with extractor fan over, larder unit with fridge-freezer, 1 & ½ bowl stainless steel sink and drainer with chrome taps, dishwasher, TV aerial point, 2 radiators, tiled floor.

UTILITY ROOM
6'1" x 5'1" (1.86 x 1.57)
Range of fitted base and wall units with stainless steel sink, plumbing for washing machine, door to outside, radiator, tiled floor and extractor fan

SITTING ROOM
14'4" x 14'11" (4.38 x 4.56)
Triple aspect room, with french doors out onto rear patio, engineered wood floor, double radiator, TV aerial point, 2 radiators.

DINING ROOM/STUDY
9'0" x 8'10" (2.76 x 2.7)
Double glazed window to the front, engineered wood floor, telephone point, radiator.

CLOAKROOM
6'1" x 3'0" (1.86 x 0.93)
Low flush WC, pedestal wash hand basin, radiator, double glazed window to side aspect, tiled floor.

FIRST FLOOR LANDING
3'6" x 15'0" (1.08 x 4.58)

BEDROOM ONE
14'11" x 12'0" (4.56 x 3.67)
Dual aspect room with double glazed windows to either side elevations. built-in wardrobe, TV aerial point, radiator.

EN-SUITE
6'7" x 5'7" (2.01 x 1.71)
3 piece suite comprising enclosed glazed shower cubicle with electric shower, low flush WC and pedestal wash hand basin. Heated towel rail, tiled floor and extractor fan, window to rear.

BEDROOM TWO
10'7" x 11'3" (3.23 x 3.45)
Front aspect double glazed window, radiator.

BEDROOM THREE
14'4" x 9'1" (4.38 x 2.78)
4.45m x 2.82m (14'7" x 9'3") - Dual aspect room with double glazed windows to front and side. Over stairs built in cupboard, radiator.

BEDROOM FOUR
8'9" x 13'1" (2.67 x 3.99)
Rear aspect double glazed window, radiator.

FAMILY BATHROOM
8'8" x 6'6" (2.66 x 2.0)
A four-piece suite comprising panelled bath, walk in shower cubicle with chrome fittings, low flush WC, pedestal wash hand basin, heated towel rail, extractor fan, double glazed window to the front, tiled floor and part tiled walls.

OUTSIDE
To the outside, there is a large driveway to the front and side leading to the double garage (18'2" x 17'5"). with twin up and over doors, electric power and lighting. A personnel gate leads through to the substantial gardens comprising patio area ideal for al fresco dining, leading out onto lawned gardens flanked by well-stocked and managed herbaceous borders. At the far end of the garden, a gap in the panelled fence leads into an almost hidden enclosed garden space, which could be integrated into the main garden, or planted up as a kitchen garden or further seating area, to enjoy the best of the gardens.

SERVICES
Mains electric, water and sewerage, LPG gas heating.

COUNCIL TAX BAND F
EPC RATING C

LOCATION
Ampleforth is a charming and sought-after village nestled in the rolling Howardian Hills, an Area of Outstanding Natural Beauty on the edge of the North York Moors National Park. Steeped in history and rich in character, the village offers a unique blend of rural tranquillity and community spirit.

At its heart, Ampleforth boasts a range of local amenities including a welcoming village shop, two traditional pubs, a coffee house, and a doctors’ surgery. It is perhaps best known for the prestigious Ampleforth College, one of the UK’s leading independent schools, which adds to the area’s cultural and educational appeal.

Surrounded by beautiful countryside, Ampleforth is perfect for walking, cycling and outdoor pursuits, with a network of scenic footpaths and bridleways on the doorstep. Despite its peaceful setting, the village is well-connected, with nearby market towns such as Helmsley and Thirsk offering further amenities and access to transport links, including a direct rail service to London from Thirsk in under two hours.

