



Yearsley Cottage East End

Ampleforth, YO62 4DB

Offers Around £300,000



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An attractive stone built cottage in a lovely village location! The property boasts three bedrooms, the master with en-suite, house bathroom, two reception rooms to the ground floor, guest cloakroom/WC, kitchen and sunroom overlooking the rear garden. Externally the property benefits from a detached garage to the rear with off-street parking and a delightful, well stocked cottage style garden with a lovely open aspect. Offered with no onward chain and in excellent condition throughout, this property is ideal for a family, professional couple or as a holiday home. The village is situated on the edge of the North York Moors National Park and within catchment for Ampleforth college which has an excellent reputation. A spacious cottage in a superb location!

- NO ONWARD CHAIN
- MASTER BEDROOM WITH EN-SUITE
- DETACHED GARAGE WITH OFF-STREET PARKING
- END TERRACED COTTAGE IN POPULAR VILLAGE LOCATION
- GROUND FLOOR WC
- THREE BEDROOMS/ TWO BATHROOMS
- TWO RECEPTION ROOMS
- OPEN ASPECT TO THE REAR WITH A LOVELY GARDEN

Entrance Hall

Electric digital heater, door to the front and understairs storage cupboard.

Guest Cloakroom/WC

4x4 x 4x2 max (1.22mx1.22m x 1.22mx0.61m max)

Low flush WC, part tiled, D/G window to the front aspect and wash basin.

Sitting Room

15'7 x 10'9 max (4.75m x 3.28m max)

Open fire, electric radiator, TV point, telephone point, D/G window to the front aspect of the house, coving, dado rail and French doors to:

Dining Room/Study

9'5 x 10'11 (2.87m x 3.33m)

D/G window to the rear aspect, electric heater, dado rail and coving to the ceiling.

Kitchen

11'2 x 9'8 (3.40m x 2.95m)

Electric storage heater, wall and base units, part tiled splashback, ceramic tiled flooring, built in under counter washer fridge and separate freezer, coving to the ceiling, one and half sink unit, dishwasher, washer, electric hob and oven, extractor hood and double doors to:

Sunroom

8'2 x 5'9 (2.49m x 1.75m)

Ceramic tiled floor and double doors to the garden.

First Floor Landing

Loft access, airing cupboard, coving to the ceiling and dado rail.

Master Bedroom

12'6 x 12'2 max (3.81m x 3.71m max)

D/G window to the front aspect, electric radiator, fitted wardrobes/cupboards, drawer unit, coving, TV point and telephone socket.

En-suite

6'3 x 8'5 max (1.91m x 2.57m max)

Low flush WC, vanity washbasin, walk in shower cubicle, part tiled walls, heated towel rail and extractor fan.

Bedroom Two

12'10 x 10'1 (3.91m x 3.07m)

Fitted wardrobe, electric heater, D/G window to the rear and coving to the ceiling.

Bedroom Three

7'2 x 9'1 max (2.18m x 2.77m max)

D/G window to front aspect, electric heater, coving to the ceiling and overstairs wardrobe.

House Bathroom

Bath, low flushing WC, pedestal wash basin, electric storage heater and D/G window to the rear aspect.

Exterior

To the front of the property there are steps and a lawn area. To the rear of the property there is a paved patio area, pergola, off street parking and a detached garage.

Garage

19'6 x 8'6 (5.79m/1.83m x 2.59m)

Brick built garage with pitched roof, light and power and up and over door.

Services

Electric modern heating, mains water, electric and drainage.

Council Tax Band E

Ampleforth

Ampleforth is a sought after village in the Ryedale, 20 miles north of York and positioned on the edge of the North York Moors National Park. Ampleforth is perhaps best known for its Abbey and College.

Known for its picturesque landscapes, Ampleforth is a haven for nature lovers and those seeking a tranquil escape from the hustle and bustle of city life. The village is surrounded by rolling hills, lush green fields, and beautiful orchards, offering stunning views and plenty of opportunities for outdoor activities.

The village also boasts traditional pubs, cosy cafes, and local shops, providing a warm and welcoming atmosphere for visitors. Whether you're looking for a peaceful retreat, a cultural exploration, or simply a taste of the quintessential English countryside, Ampleforth, North Yorkshire is a location that's sure to delight.



Road Map



Hybrid Map



Terrain Map



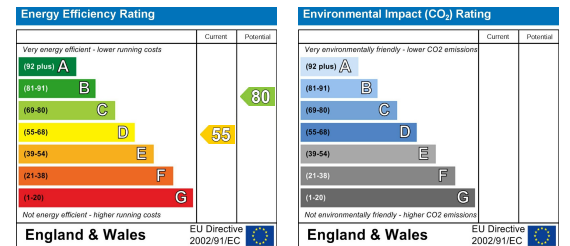
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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