

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Station Road

Ampleforth, York, YO62 4DG

£450,000



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Ampleforth, York, YO62 4DG

STYLE - Impressive Detached Family Home

HIGHLIGHTS - Superbly Refurbished and Renovated in 2020,

Situated in the Desirable Village of Ampleforth

THREE WORDS - Delightful, Detached, Home

Overview

Headline: "Luxurious Family Home in Desirable Ampleforth Village"

Welcome to Hunters Moon, an impressive family home nestled in the heart of the desirable village of Ampleforth. This property has been superbly refurbished and renovated in 2020, creating a luxurious haven for families.

As you step into the entrance lobby, you're greeted by a lantern ceiling that bathes the space in a warm, welcoming glow. The large utility room offers ample storage, while the cloakroom adds a touch of convenience.

The heart of the home is undoubtedly the large dining kitchen. Fitted with contemporary units, quartz worktops, and a Smeg range cooker, this space is a chef's dream. French doors open out onto an Indian stone terrace, perfect for alfresco dining or simply enjoying the garden views.

The sitting room is a cosy retreat, with a wood-burning stove and shutters adding to the charm. Underfloor heating in the kitchen, hall, and utility room ensures a warm and comfortable environment throughout the year.

Upstairs, the master bedroom is a true sanctuary, boasting wooden flooring, bespoke fitted wardrobes, and a luxurious ensuite wet room with a rainfall shower head. The second double bedroom offers built-in storage and floods of natural light, while the third double and generous single provide plenty of space for the whole family. A luxurious bathroom with a shaped bath, shower, and vanity sink completes the upstairs living space.

Outside, the garden is a delight, with an Indian stone terrace and pocket lawn garden. There is a useful timber shed/mancave with power. The front of the property is equally charming, with mature hedging, flowering plants, perennials encompassed with a stone wall and timber gate, offering a warm welcome to all who visit. There is off-street parking for two cars.

With its high specification fittings and luxury features, Hunters Moon is more than just a house - it's a home. Don't miss out on the opportunity to make it yours.

Hunters Moon is perfectly positioned close to the ancient market town of Helmsley and is within commuting distance to the historic city of York and coastal resorts of Scarborough and Whitby.





Reasons to Buy

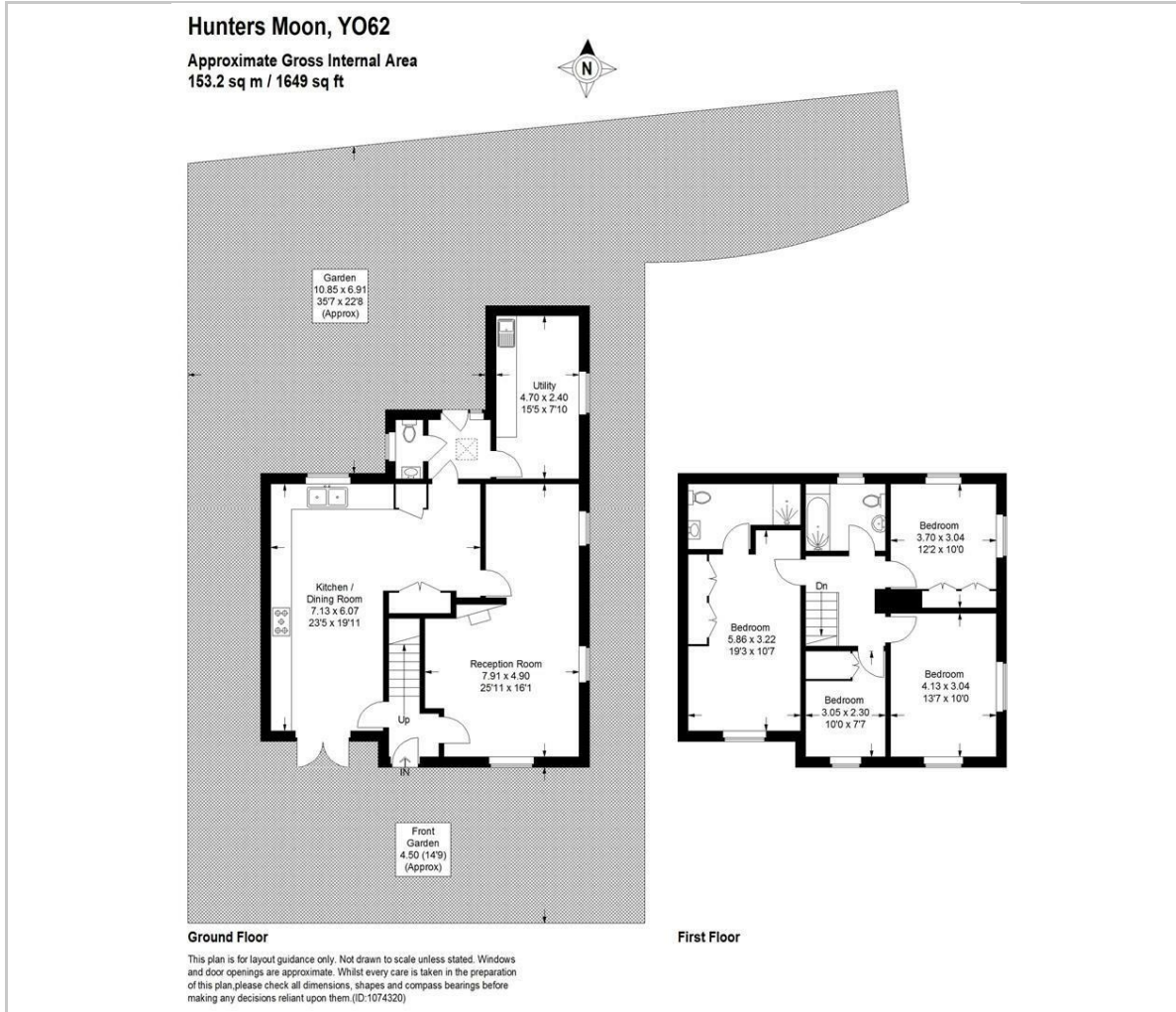
Impressive Detached Family Home Situated in the Desirable Village of Ampleforth
Superbly Refurbished and Renovated in 2020
Large High Spec Dining Kitchen with French Doors Overlooking the Garden
Generous Utility and Cloakroom
Underfloor heating in the kitchen & hallway
Generous Sitting Room with Wood Burning Stove and Smart Window Shutters
Master Bedroom with Bespoke Fitted Wardrobes, Wood Flooring and Smart Window Shutters, Contemporary Ensuite Wet Room
Three Further Bedrooms
Contemporary Family Bathroom, Shaped Bath with Shower
Delightful Enclosed Garden with Indian Stone Terrace, Pretty Front Garden
Large Timber Shed/Man Cave with Power
Off Street Parking

Services

Serviced by mains water, drainage, and electricity, with oil-fired central heating and LPG for cooking, upvc Double Glazing.



Floor Plan



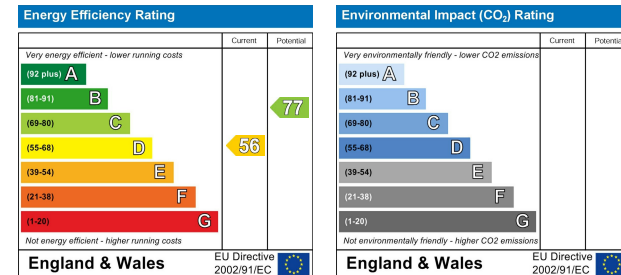
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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