

14 VALLEY VIEW AMPLEFORTH



A much improved three-bedroom semi-detached family home occupying an appealing corner plot within a sought-after & well-served village, offering modern & well-presented accommodation.

Entrance hall, kitchen/dining room, sitting room, conservatory,
first floor landing, three bedrooms & house bathroom.

Oil-fired central heating & uPvc double-glazing.

Ample block paved parking & attractive gardens.

Popular village on the edge of the North York Moors National Park,
just 4 miles from Helmsley.

GUIDE PRICE £285,000

This comprehensively modernised and updated semi-detached house, occupies a good-sized corner plot in a quiet cul de sac setting within the much-loved village of Ampleforth. The property is of traditional cavity wall construction with brick outer walls beneath a tiled roof, and its living accommodation has been remodelled, with a number of walls removed to create a sociable, partly open-plan layout with a contemporary finish. Other notable improvement works include re-wiring, re-plumbing, replacement windows and updated kitchen and bathroom fittings.

The accommodation, which amounts to approximately 1,075sq.ft, briefly comprises: entrance hall, sitting room, dining room, conservatory and kitchen. At first floor level there are three bedrooms (two doubles, one single), and a house bathroom. Windows are uPvc double-glazed, and there is oil-fired central heating throughout.

There are garden areas to three sides of the house which have been nicely landscaped, featuring well-kept lawn and Indian stone flagged patio areas and paths, whilst a brick-built outbuilding provides useful storage and laundry space. A double-width driveway opens onto a block paved parking area.

Ampleforth is one of North Yorkshire's best-loved villages. Nestled into a hillside, it sits within particularly attractive countryside between the North York Moors National Park and the Howardian Hills National Landscape. The village features an attractive mix of both period and modern houses and benefits from a surprising number of amenities including village shop and post office, two good pubs, a coffee shop, Doctor's surgery, a primary school and Ampleforth College. The Georgian market town of Helmsley is only 4 miles away and benefits from a wide range of facilities. The other three Ryedale market towns are all within an easy drive and York is 19 miles south.

ACCOMMODATION

ENTRANCE HALL

3.0m x 2.7m (9'10" x 8'10")

Staircase to the first floor. Understairs cupboard. Casement window to the side. Radiator.



KITCHEN / DINING ROOM

6.8m x 3.5m (22'4" x 11'6")

Range of kitchen cabinets incorporating a breakfast bar, stainless steel, single drainer sink unit, electric oven, four ring induction hob with extractor hood above, washing machine and fridge. Oil-fired central heating boiler. Open fire with pine surround, cast iron insert and tiled hearth. Recessed spotlights. Casement window to the rear and French doors opening onto the Conservatory. Two radiators.





SITTING ROOM

4.0m x 3.4m (into bay) (13'1" x 11'2")

Bay window to the front. Television point. Recessed spotlights. Radiator.



CONSERVATORY

3.3m x 3.2m (10'10" x 10'6")

French doors onto the rear garden. Windows to three sides. Radiator.

FIRST FLOOR

LANDING

Loft hatch. Casement window to the front.

BEDROOM ONE

3.9m x 3.5m (12'10" x 11'6")

Fitted storage cupboard. Casement window to the rear. Radiator.



BEDROOM TWO

4.0m x 3.0m (13'1" x 9'10")

Casement window to the front. Radiator.



BEDROOM THREE

2.8m x 2.4m (9'2" x 7'10")

Casement window to the rear. Radiator.



BATHROOM & WC

1.9m x 1.7m (6'3" x 5'7")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Fully tiled walls. Tiled floor. Casement window to the side. Heated towel rail.



OUTSIDE

Enjoying a good-sized corner plot, the property benefits from immaculately maintained gardens to three sides, which feature lawn, Indian stone flagged paths and patio areas, shrub border, a timber garden shed and brick-built garden store. A double width, block paved parking area allows for ample room to park at least four cars.

BRICK-BUILT STORE

3.9m x 3.1m (max) (12'10" x 10'2")

Electric light and power. Concrete floor.



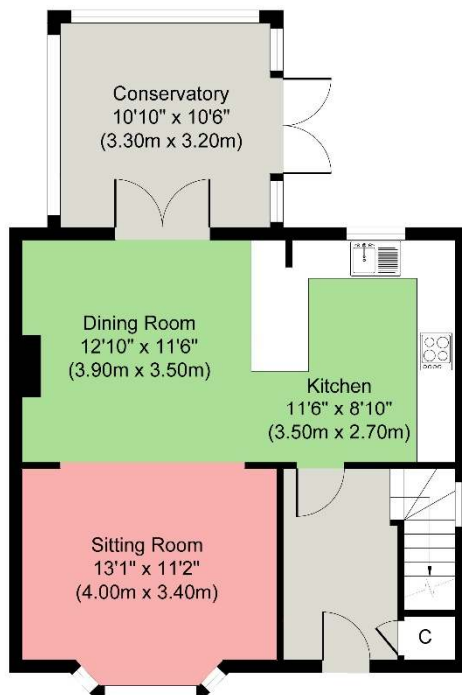
GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: B (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 4DQ.
EPC Rating:	Current: D56. Potential: D66.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

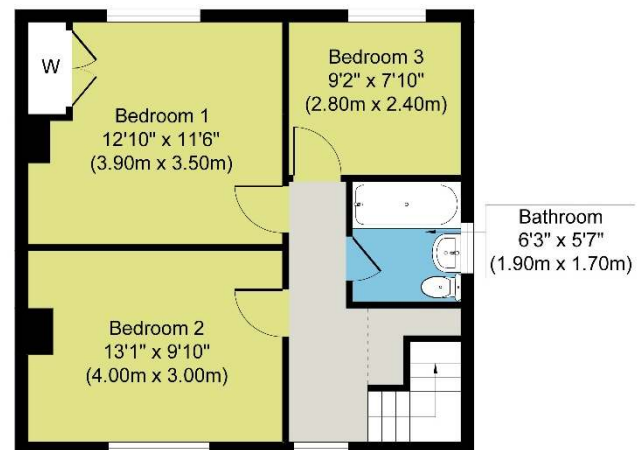




All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
612 sq. ft
(56.86 sq. m)



First Floor
Approximate Floor Area
483 sq. ft
(44.88 sq. m)

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