



14 Field View Close | Ampleforth

BoultonCooper

BC
Est. 1801





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- A well-proportioned four bed family home
- Open plan kitchen, utility room, living room, dining room/study and cloakroom
- Four bedrooms, master bedroom with en-suite and family bathroom
- Situated on a corner plot with substantial gardens
- Double garage and generous off-street parking
- No onward chain

Guide Price £539,950

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Solicitors:
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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor, engineered wood floor, radiator and fitted storage cupboard.

OPEN PLAN KITCHEN/BREAKFAST ROOM

6.12m x 4.09m (20'1" x 13'5")

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, larger 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

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

5.11m x 3.71m (16'9" x 12'2")

Triple aspect room, with french doors out onto rear patio, engineered wood floor, double radiator, TV aerial point, 2 radiators.

DINING ROOM/STUDY

2.82m x 2.74m (9'3" x 9')

Double glazed window to the front, engineered wood floor, telephone point, radiator.

CLOAKROOM

1.91m x 0.99m (6'3" x 3'3")

Low flush WC, pedestal wash hand basin, radiator, double glazed window to side aspect, tiled floor.

FIRST FLOOR

LANDING

Double radiator, loft hatch, airing cupboard.



BEDROOM 1

5.13m x 3.71m (16'10" x 12'2")

Dual aspect room with double glazed windows to either side elevations. built-in wardrobe, TV aerial point, radiator.

EN-SUITE SHOWER ROOM

3 piece suite comprising enclosed glazed shower cubicle, low flush WC and pedestal wash hand basin. Heated towel rail, tiled floor and extractor fan, window to rear.

BEDROOM 2

3.51m x 3.28m (11'6" x 10'9")

Front aspect double glazed window, radiator.

BEDROOM 3

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 4

4.06m x 2.69m (13'4" x 8'10")

Rear aspect double glazed window, radiator.

FAMILY BATHROOM

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 (18'3" x 17'4). 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 electricity, gas, water and drainage supplies. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

COUNCIL TAX BAND

We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Helmsley Office.





VIEWING

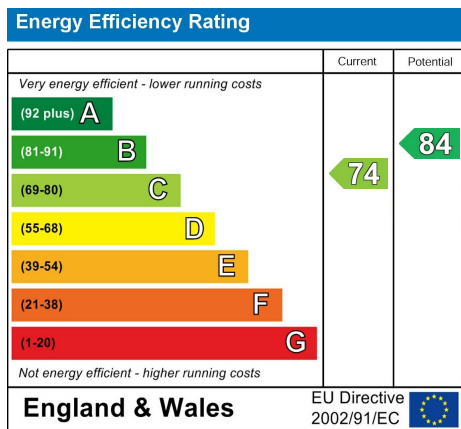
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COUNCIL TAX BAND

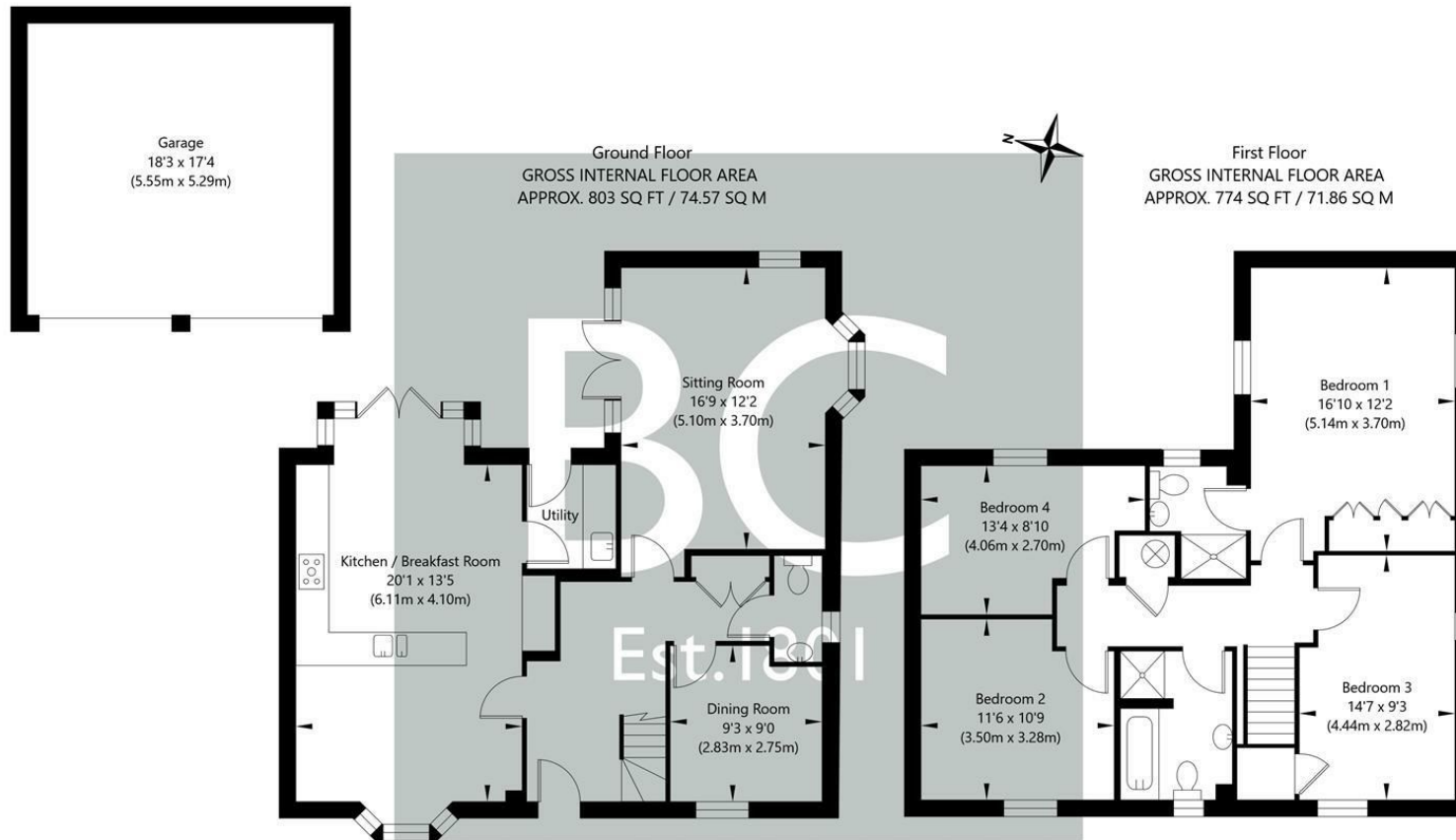
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ENERGY PERFORMANCE RATING

C



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1577 SQ FT / 146.43 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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