



HUNTERS[®]

HERE TO GET *you* THERE



Back Lane, Ampleforth, York

Guide Price £450,000

Situated between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty in the popular village of Ampleforth this three bedroom detached bungalow in need of some modernisation is sure to appeal. Offering space and versatility as well as NO ONWARD CHAIN it is placed at the edge of the village with open countryside to the front of it. Briefly comprising: hallway, lounge, dining room, conservatory, breakfast kitchen, three bedrooms, a bathroom and separate wc it also benefits from oil fired heating and extensive double glazing. EPC rating F and Council Tax Band E. Apply Easingwold Office on 01347 823535.

- THREE BEDROOMS
- UPDATING REQUIRED
- COUNCIL TAX BAND E
- DETACHED BUNGALOW
- NO ONWARD CHAIN
- POPULAR VILLAGE
- EPC RATING F

ENTRANCE PORCH

Brick built, part glazed timber door to hallway

HALLWAY

Accessed via part glazed timber front door, radiator, loft access point

LOUNGE

Feature stone fireplace with stone mantle and hearth with inset open fire, bay window to front aspect, radiators x 3, fully glazed sliding doors to conservatory, fully glazed double doors to dining room

DINING ROOM

Fully glazed double doors to lounge, radiator, window to side aspect

CONSERVATORY

Fully glazed double doors to garden

BREAKFAST KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated double electric oven and hob, plumbing for dishwasher and washing machine, floor mounted central heating boiler, windows to side and rear aspects, airing cupboard, radiator, part glazed stable door to side aspect

BEDROOM ONE

Fitted wardrobes and bedroom furniture, window to front aspect, radiator

BEDROOM TWO

Window to side aspect, radiator

BEDROOM THREE

Window to side aspect, radiator

BATHROOM

Panelled bath with mains shower over, fitted screen, pedestal wash basin, ladder style radiator, opaque window

WC

Low flush wc, opaque window

OUTSIDE

To the front of the property the garden is laid mainly to lawn both borders of shrubs and trees. Pedestrian access down both sides of the property lead to the rear where there are more borders of flowers and shrubs and a greenhouse.

GARAGE AND PARKING

A shared driveway leads to a private drive and single garage.

DISCLAIMER

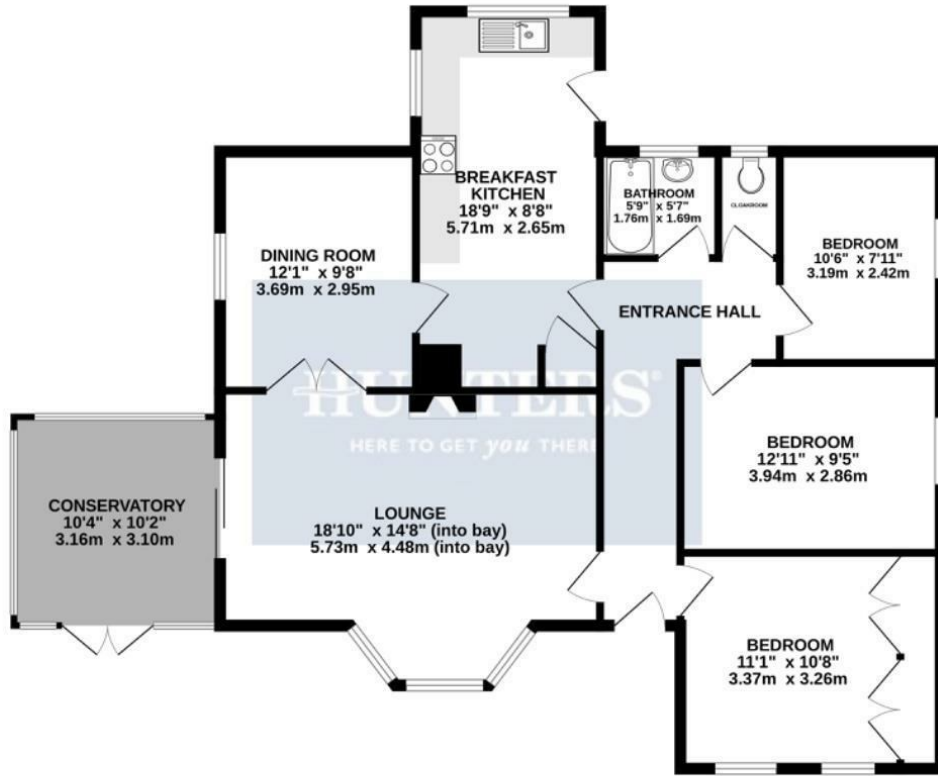
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



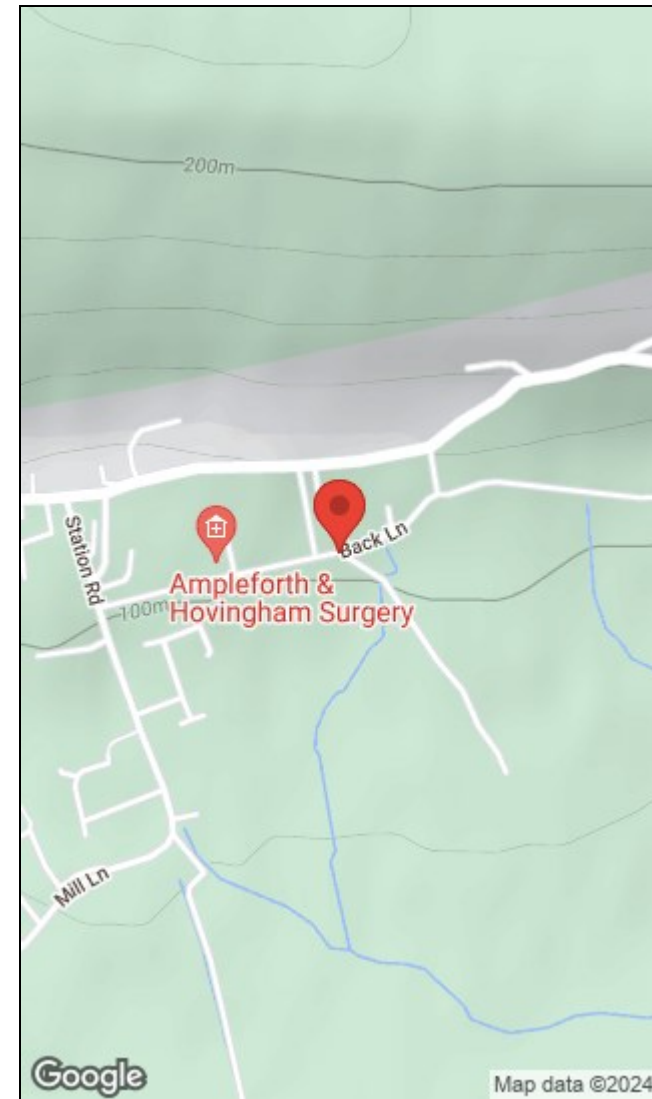




GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	75
35	

EU Directive 2002/91/EC

England & Wales

Market Place, Easingwold, York, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com



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