



HUNTERS[®]
HERE TO GET *you* THERE

 4  1  2  E

Introducing a beautifully presented four-bedroom family home, newly available in the sought-after village of Ampleforth. The ground floor features a welcoming lounge and a well fitted dining kitchen. Upstairs, you'll find three double bedrooms, a single bedroom, and a well-appointed bathroom. Outside, the property boasts front and rear gardens, off-street parking, and a garage. Viewings are highly recommended to fully appreciate all this home has to offer.

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|------------------------|----------------------------|------------------|
| ▪ Detached Family Home | ▪ Popular Village Location | ▪ Dining Kitchen |
| ▪ Front & Rear Gardens | ▪ Four Bedrooms | ▪ Garage |
| ▪ Off Street Parking | ▪ Council Tax Band: D | ▪ EPC Rating: E |

PROPERTY DESCRIPTION

Upon entering the property, you're welcomed by an inviting entrance hall with doors to the living room and stairs leading to the first-floor accommodation.

The living room, situated at the front of the home, offers a cozy focal point with a multi-fuel stove. The space is equipped with television and telephone points, access to an understairs storage cupboard, a central heating radiator, and a bay window overlooking the front. There is also a door that leads directly into the dining kitchen.

Located at the rear of the home, the dining kitchen features a range of wall and base units, worktops, a ceramic sink with a mixer tap, an integrated dishwasher and washing machine, as well as space for a range cooker and a fridge freezer. Finished with slate flooring, the kitchen is complete with a window and a glazed sliding door that provide views and access to the rear garden. A central heating radiator is also installed.

On the first floor, the landing grants access to all four bedrooms, the bathroom, a storage cupboard, and an airing cupboard. There's also a ceiling hatch for access to the insulated loft.

The property includes three double bedrooms and one single bedroom, each equipped with a central heating radiator and a window.

The bathroom is fitted with a bath and overhead shower with a glass screen, a hand wash basin set in a vanity unit, a toilet, a heated towel ladder, an extractor fan, and an opaque window to the rear.

Outside, the front garden is lawned, and a paved and gravel driveway provides off-street parking and access to the garage at the rear of the property. The detached garage includes an up-and-over door, power, lighting, and a side window. The rear garden is lawned with a paved seating area and features a timber garden shed with power.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.





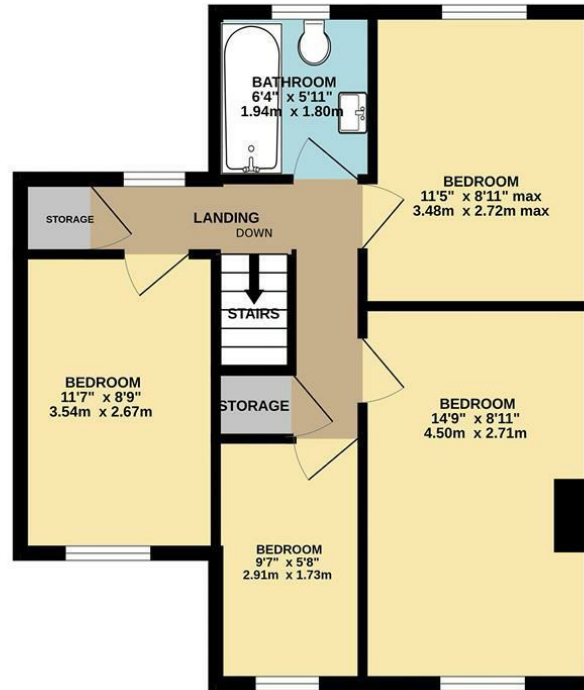




GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.

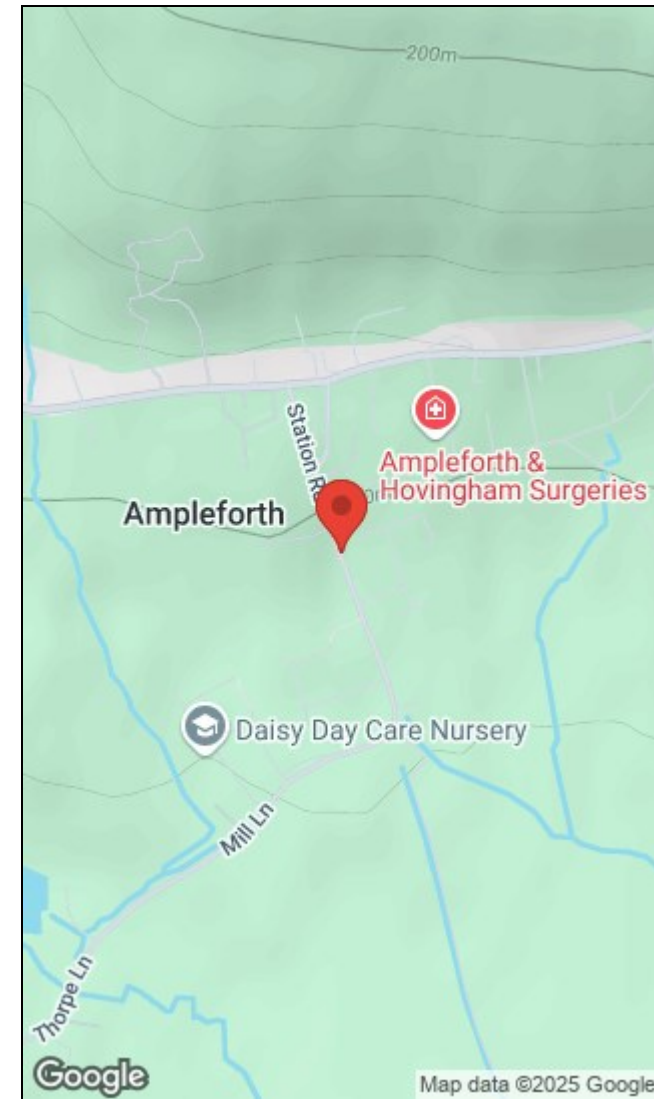


1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	47	79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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