



Ampleforth, York Guide Price £400,000

A surprisingly spacious 3 bedroom detached property on a larger than average corner plot located on the rural fringes of Ampleforth featuring flexible living accommodation that will appeal to both house and bungalow hunters alike, complemented by generous parking and a useful 412 sq ft workshop.

*** BEDROOMS AND BATHROOMS ON BOTH FLOORS ***

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Inside

A double glazed entrance porch opens into a reception hall with storage cupboard, staircase and doors leading off into a formal dining/family room and a spacious sitting room with stone fireplace, wood burning stove and double doors opening out into the rear garden. The impressively appointed kitchen provides a good range of oak fronted base and wall storage cupboards, complemented by an integrated 5 ring gas hob (LPG), eye-level double oven and grill, freestanding appliance space and a double glazed door to the side. The ground floor also features a versatile 3rd reception room/3rd bedroom and a shower room with a utility area.

The generous first floor landing enjoys fabulous rural views and doors lead off into a principal bedroom with walk-in wardrobe and an en-suite bathroom with both bath and separate walk-in shower plus a second double bedroom with its own en-suite shower room.

Other internal features of note include an oil fired central heating system, double glazing and solar panels to supplement the property's energy bills.

Outside

The larger than average corner plot features lawns to both the front and side of the property with a gated double width drive providing generous off road parking.

The enclosed rear garden has been landscaped to provide a low maintenance area that is predominantly gravelled with a paved seating area, timber built shed and a useful covered storage area plus a 37'8" (11.48m) long workshop at the side of the property.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 1600* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

C

Council Tax

D - North Yorkshire Council

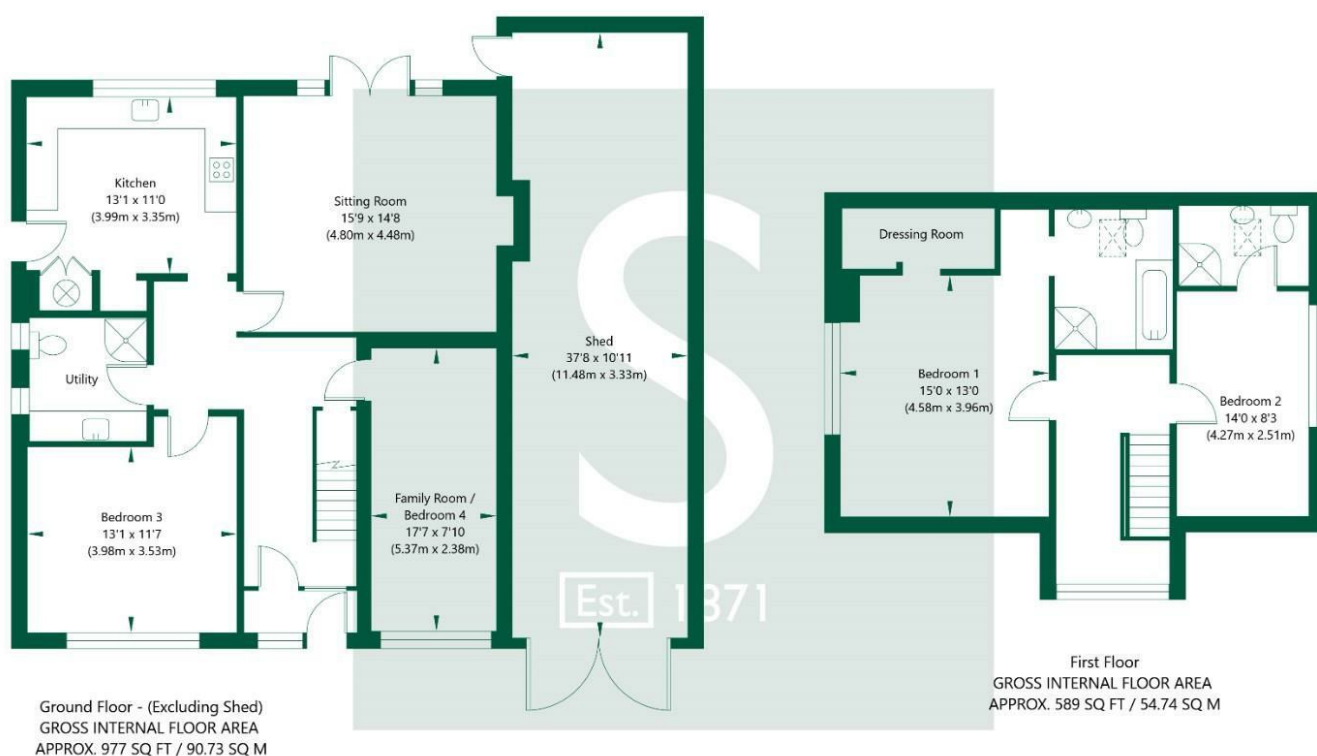
Current Planning Permissions

No current valid planning permissions

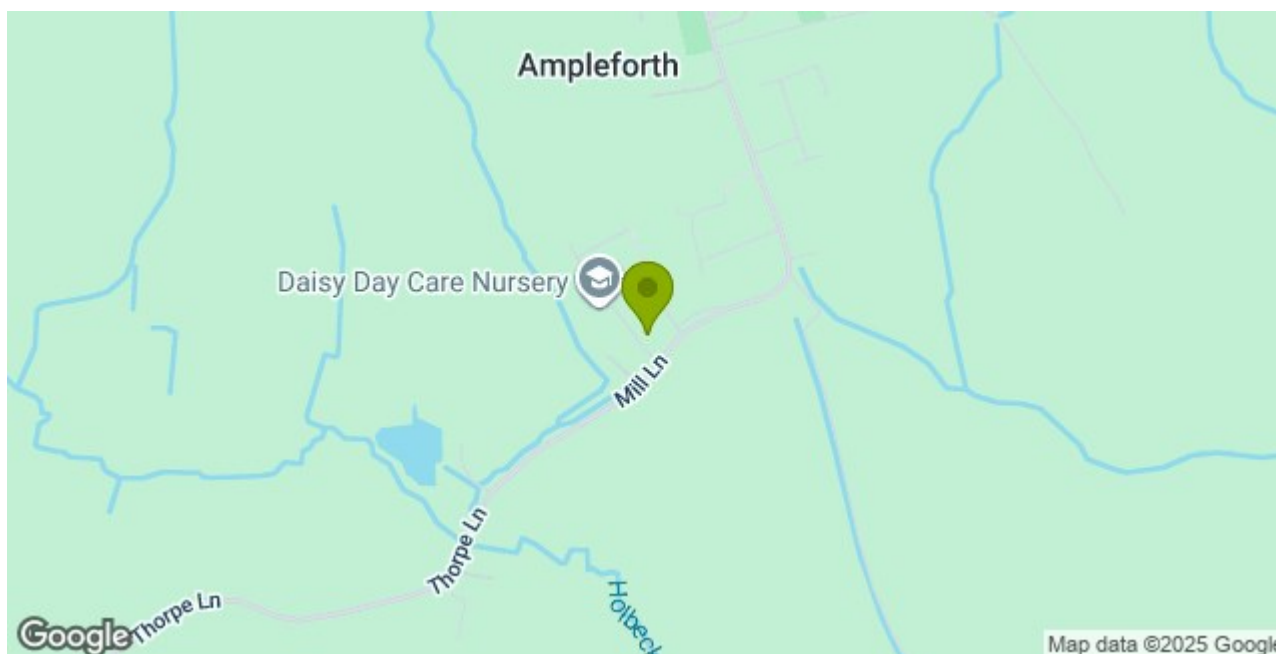
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Millway, Ampleforth, York, YO62 4DR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1566 SQ FT / 145.47 SQ M - (Excluding Shed)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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