



22 Fairfax Close | Ampleforth, York

No.22 presents a rare opportunity to purchase a two bedroom semi-detached bungalow on the southern edge of this highly sought after village location of Ampleforth, and would now benefit from some cosmetic updating.

- A two bedroom semi-detached bungalow
- Two double bedrooms and shower room
- Gardens to the front and rear
- Breakfast kitchen and living room
- Detached garage and off-street parking
- Local amenities including doctors surgery, public house and church

Guide Price £169,950



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ACCOMMODATION

ON THE GROUND FLOOR

KITCHEN

13'4 x 7'2 (4.06m x 2.18m)

Fitted with a range of base and wall mounted units and work surfaces over, 1 & ½ bowl stainless steel sink and drainer with chrome mixer taps over, Electrolux electric oven and grill with 4 ring hob and extractor fan over. Dimplex electric storage heater, uPVC double glazed windows to the front and side, and uPVC double glazed entrance door.

SITTING ROOM

17'3 x 10'6 (5.26m x 3.20m)

With front aspect uPVC double glazed window, open fireplace on a tiled hearth with brick surround, Dimplex storage heater.

INNER HALL

5'10 x 2'9 (1.78m x 0.84m)

With airing cupboard housing hot water cylinder with shelving, and loft hatch.

BEDROOM 1

11'11 x 9' (3.63m x 2.74m)

With rear aspect uPVC double glazed window.

BEDROOM 2

8'9 x 8'8 (2.67m x 2.64m)

With uPVC double glazed French doors on to the rear garden, and Dimplex electric heater.

SHOWER ROOM

6'7 x 5'6 (2.01m x 1.68m)

A three piece suite comprising low flush wc, pedestal wash hand basin, and tiled enclosed shower cubicle with Triton electric shower unit. Side aspect opaque uPVC double glazed window.



OUTSIDE

A driveway to the side of the property provides off-street parking and leads to the detached garage with up and over door. The property is further complemented by a lawned garden to the front, and to the rear a lawned garden and timber shed.

SERVICES

Mains electricity, water and drainage. 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.

VIEWING

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

DIRECTIONS

From our Helmsley office, proceed on Bondgate and turn left on to Market Place and continue as this becomes the A170 towards Sproxtton. Turn left on to the B1257 towards Oswaldkirk before turning right on to Beacon Bank towards Ampleforth. On entering the village of Ampleforth turn left on to Station Road opposite The White Swan and continue as the road bends to the right and becomes Mill Lane. Fairfax Close can then be found on your right hand side with no.22 clearly identified by our BoultonCooper 'For Sale' board.

COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

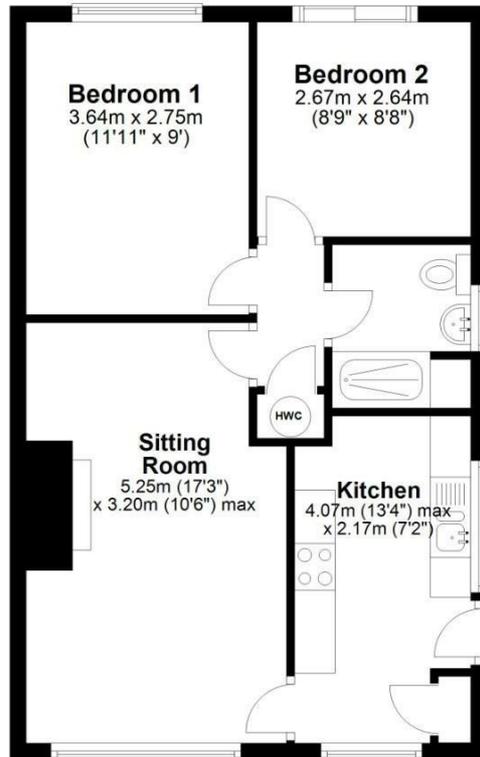
Assessed in Band D. The full EPC can be viewed at our Malton Office.



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Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 49.3 sq. metres (530.2 sq. feet)

22 Fairfax Close, Ampleforth

VIEWING

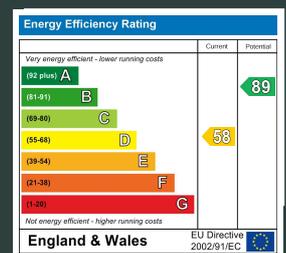
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COUNCIL TAX BAND

B

ENERGY PERFORMANCE RATING

D



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