

Mark Stephenson's

ESTATE & LETTING AGENTS



2 Field View Close, Ampleforth, York, YO62 4EL

£335,000

- 3 Bedrooms
- Off-Street Parking
- Detached Garage
- Generous Kitchen/Diner
- Enclosed Rear Garden
- Charming Village Location

2 Field View Close, York YO62 4EL

Built in 2015, 2 Field Close is an immaculately presented 3 bedroom detached house offered with no onward chain and in ready to go condition throughout. Briefly, the property comprises a generous sitting room, spacious kitchen diner with French doors leading to the rear garden, 3 bedrooms, one with en-suite shower room, family bathroom and a detached fully powered single garage.

The property is located in the pleasant and sought after village of Ampleforth on the southern edge North York Moors National Park, boasting a range of shops, amenities, a church, a doctors surgery, two well rated primary schools, two public houses and St Alban's sport centre. There are also good road and transport links providing easy access to Helmsley, Easingwold and York centre.



Council Tax Band:



Entrance Hall

Radiator, Downstairs toilet.

Sitting Room

17'9 x 10'7

Two Double Windows, One on the front aspect and one to the side aspect, 2 Radiators.

Kitchen/Diner

17'9 x 9'6

Base and Wall mounted units, Integrated White Goods, Gas Hob, Electric Oven, Boiler, Radiator, Breakfast Bar, 2x Window, French Doors leading to garden.

Utility Room

A range of base and wall units, Understairs Cupboard, Plumbing for Washing Machine/Tumble Dryer, Door.

Bedroom 1

13'1 x 12'3

Window, Radiator, Built -in wardrobes, En-suite Shower Room, Heated Towel Rail, Opaque Window, Extractor Fan.

Landing

Window, Radiator, Cupboard, Loft-hatch.

Bedroom 2

10'11 x 9'9

Window, Radiator, Cupboard.

Bedroom 3

8'10 x 7'5

Window, Radiator.

Family Bathroom

3 Piece Suite, Opaque Window, Heated Towel Rail, Extractor Fan.

Garden/Outside

Enclosed rear garden with a patio area immediately from the property that follows to the rear access to the driveway and detached single garage.

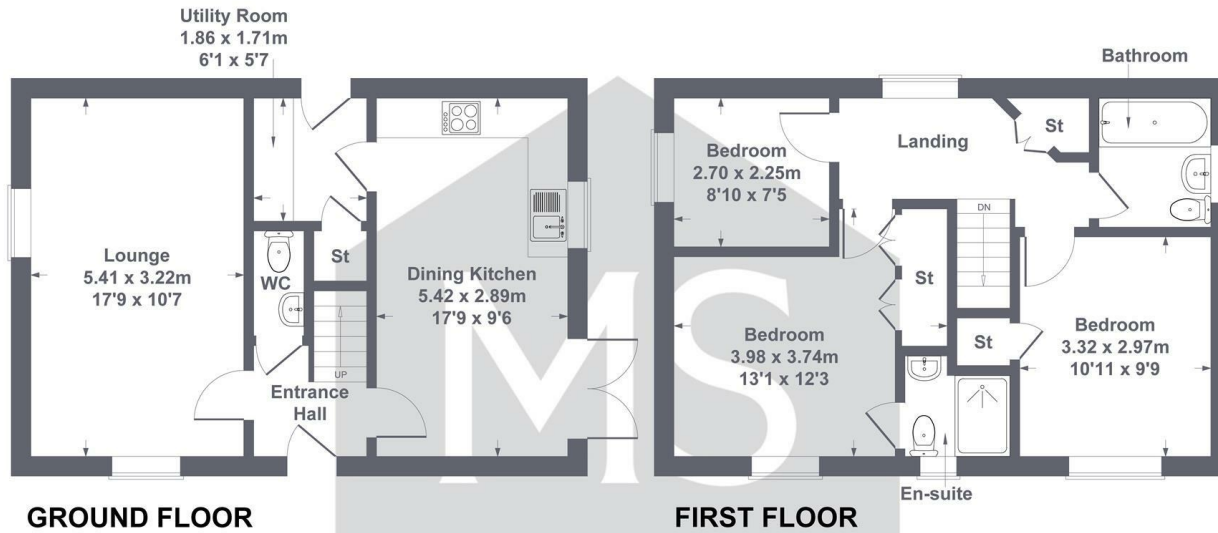
Garage

Detached single garage, Fully powered with roller door.





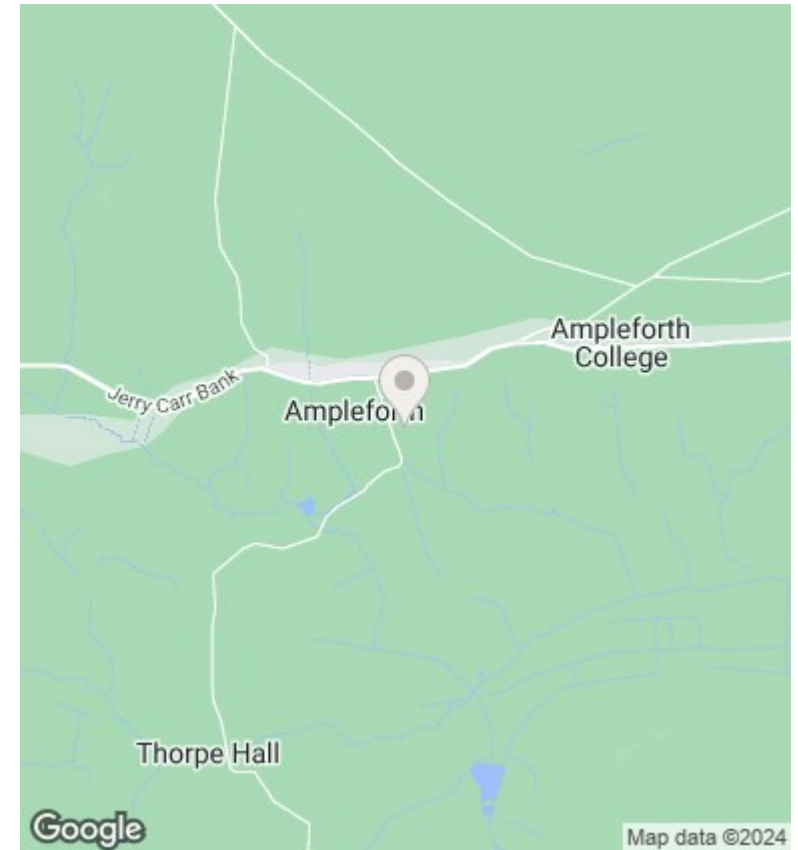
Approximate Gross Internal Area 947 sq ft - 88 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(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	