

## 8 VALLEY VIEW AMPLEFORTH



**A spacious three-bedroom semi-detached house with good-sized garden and off-street parking located within a popular and well-served village just 4 miles from Helmsley.**

Entrance hall, sitting room, dining room, kitchen,  
first floor landing, three bedrooms (two doubles, one single) & house bathroom.

Upvc double-glazing & oil-fired central heating.

Gravelled off-street parking area & south-facing rear garden with storage shed.

Ideal for families or first-time buyers alike.

No onward chain.

### GUIDE PRICE £225,000

This three-bedroom semi-detached family home occupies a good-sized plot within a popular village just 4 miles from Helmsley and benefits from oil-fired central heating and Upvc double-glazing.

Solidly constructed, with brick outer walls, beneath a clay pantile roof, its living accommodation extends to a little over 990sq.ft and comprises entrance hall, sitting room, dining room, kitchen, first floor landing, three bedrooms (two doubles, one single) and a house bathroom. The property also benefits from a large, untapped roof space, which offers scope to convert (subject to securing any necessary consents).

The house is set back from the street, behind an expanse of gravelled parking, whilst to the rear there is a surprisingly large garden, which faces south and includes a large storage shed in one corner.

Ampleforth is one of North Yorkshire's best-loved villages. Nestled into a hillside, it sits within particularly attractive countryside between the North York Moors National Park and the Howardian Hills National Landscape. The village features an attractive mix of both period and modern houses and benefits from a surprising number of amenities including village shop and post office, two good pubs, a coffee shop, Doctor's surgery, a primary school and Ampleforth College. The Georgian market town of Helmsley is only 4 miles away and benefits from a wide range of facilities. The other three Ryedale market towns are all within an easy drive and York is 19 miles south.

## **ACCOMMODATION**

### **ENTRANCE HALL**

3.0m x 2.7m (9'10" x 8'10")

Staircase to the first floor. Understairs cupboard. Coving. Thermostat. Casement window to the side. Radiator.



### **KITCHEN**

3.5m x 2.7m (11'6" x 8'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric oven and four ring ceramic hob with extractor hood above. Automatic washing machine point. Oil-fired central heating boiler. Coving.. Casement windows to the side and rear. Door to the side. Radiator.



### **DINING ROOM**

4.0m x 3.5m (13'1" x 11'6")

Two casement windows to the rear. Television point. Radiator.



### SITTING ROOM

4.0m x 3.5m (into bay) (13'1" x 11'6")

Feature fireplace with an Adams style surround. Bay window to the front. Radiator.



### BEDROOM THREE

2.7m x 2.5m (8'10" x 8'2")

Casement window to the rear. Radiator.

### FIRST FLOOR

#### LANDING

Casement window to the front. Loft hatch with pull-down ladder (the loft is part boarded for storage and has excellent potential to convert – subject to any necessary consents).

#### BEDROOM ONE

4.0m x 3.5m (max) (13'1" x 11'6")

Feature fireplace. Airing cupboard housing the pressurised hot water cylinder. Casement window to the rear. Radiator.



### HOUSE BATHROOM

1.9m x 1.7m (6'3" x 5'7")

Matching white suite comprising bath with shower over, wash basin and low flush WC. Fully tiled walls. Extractor fan. Casement window to the side. Radiator.

#### BEDROOM TWO

4.0m x 3.0m (13'1" x 9'10")

Fitted cupboard. Casement window to the front. Radiator.



## OUTSIDE

The area in front of the house is mostly gravelled to allow space to park several vehicles. The back garden is enclosed and is mostly laid to lawn, along with a paved patio area and a gravelled path leading to a good-sized storage shed.

### GARDEN SHED

4.7m x 2.9m (15'5" x 9'6")



## GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
Oil-fired central heating.

Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 4DQ.

EPC Rating: Current: D61. Potential: C73.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

