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East End, Ampleforth, York

Guide Price £225,000

Situated in the popular village of Ampleforth this period mid terrace two bedroomed cottage is full of character and charm and is offered with NO ONWARD CHAIN. Benefiting from electric heating it briefly comprises: lounge, kitchen, utility/2nd kitchen area and to the first floor are two bedrooms and a bathroom. There are gardens front and rear. EPC rating E and Council Tax Band C. Apply Easingwold Office on 01347 823535.

AMPLEFORTH

Ampleforth lies on the edge of the North York Moors and is renowned for its Abbey and College. The village offers a range of amenities, two public houses, and a post office/shop. A wider selection of facilities can be found in the nearby market towns of Helmsley, Malton, and Easingwold.

LOUNGE

Accessed via timber front door, feature stone fireplace with open fire, stairs to first floor, window to front aspect, electric storage heater, exposed beams

KITCHEN AREA

Range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, plumbing for washing machine, walk in pantry, exposed beams

UTILITY (KITCHEN AREA 2)

Range of base units with matching preparation surfaces, electric cooker point, windows to rear aspect, fully glazed door to rear garden

FIRST FLOOR LANDING

Exposed beams, storage area

BEDROOM ONE

Exposed beams, feature cast iron fireplace, window to front aspect, loft access point

BEDROOM TWO

Window to rear aspect, airing cupboard

BATHROOM

Suite comprising panelled bath with electric shower over, fitted screen, low flush wc, pedestal wash basin, exposed beams, extractor fan

OUTSIDE

To the front of the property is an enclosed garden laid mainly to lawn with borders

of shrubs and trees. The rear garden has a patio area and steps lead up to a raised area of garden laid mainly to lawn

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.



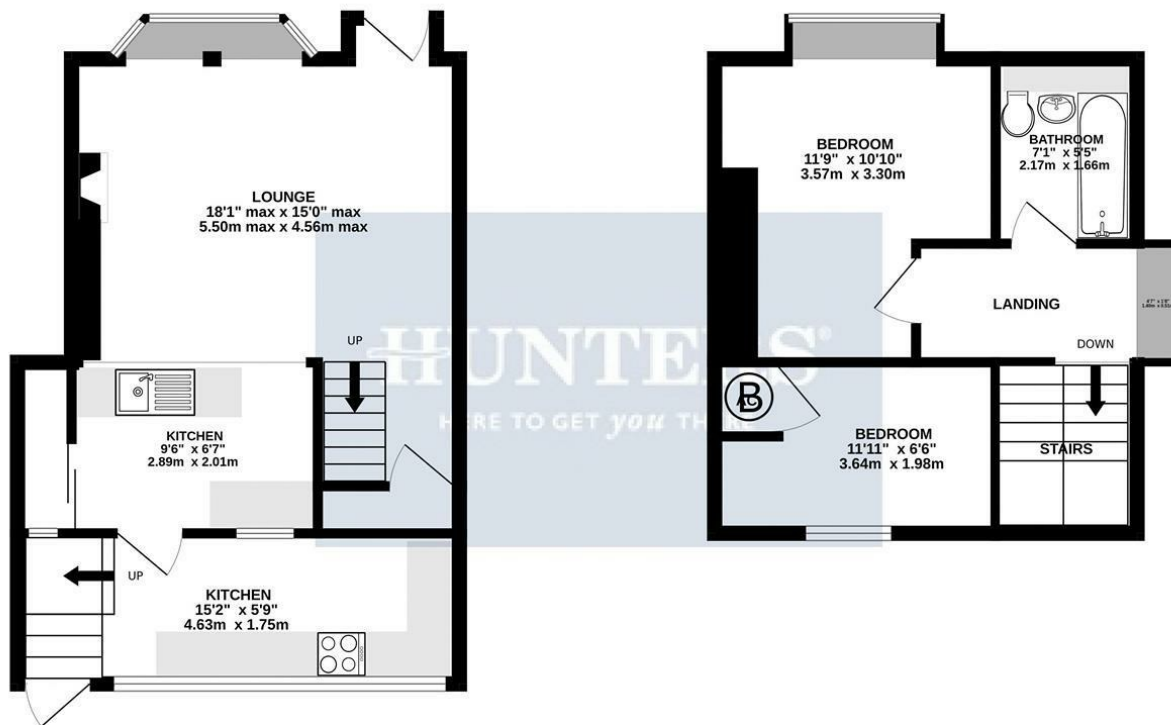






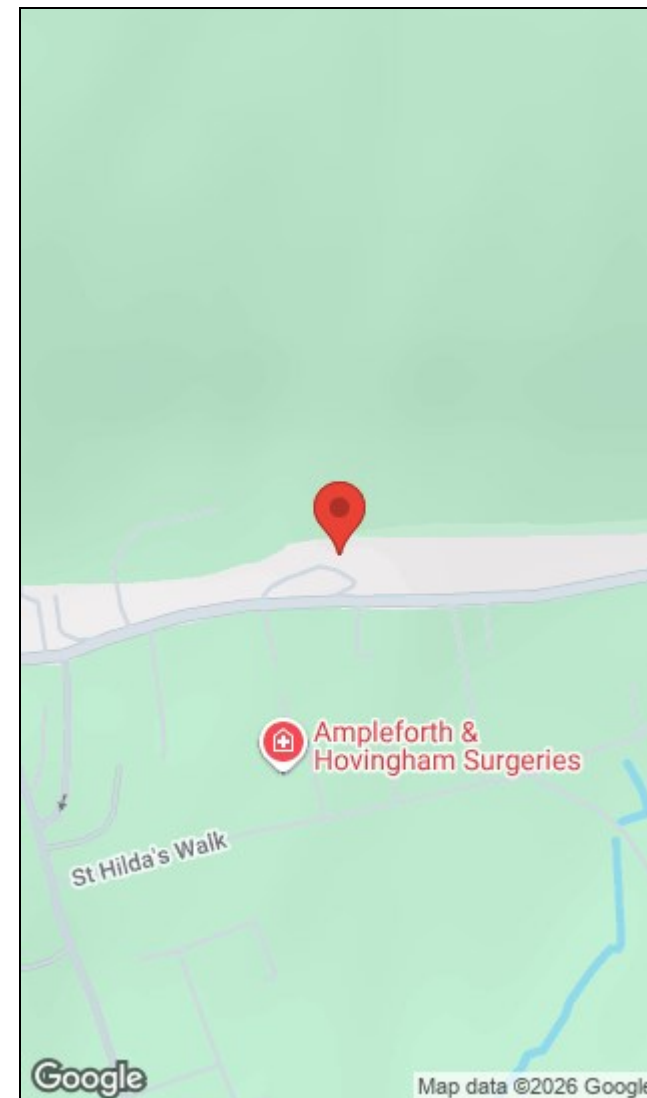
GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	75
England & Wales	EU Directive 2002/91/EC	

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