

35 MILLWAY AMPLEFORTH



A deceptively spacious two/three-bedroom dormer bungalow enjoying a pleasant position backing onto open fields, within this popular and well-served village, together with gardens, ample parking & a large garage.

Kitchen, sitting room, inner hall, bedroom two, dining room/bedroom three, first floor landing, house bathroom & master bedroom with en-suite shower room.

Oil-fired central heating & uPvc double-glazing.

Gardens, driveway parking & detached garage.

No onward chain.

GUIDE PRICE £249,950

This semi-detached dormer bungalow offers considerably more accommodation than you might expect from a passing glance, a substantial loft conversion adding additional space and versatility. The property enjoys a pleasant position on Millway and benefits from gardens, ample parking and a large garage. The property is offered for sale with vacant possession and has both oil-fired central heating and uPvc double-glazing.

The living accommodation totals almost 920sq.ft and comprises of a kitchen, sitting room with open fire, inner hall, bedroom two, dining room/bedroom three, first floor landing, a huge master bedroom with en-suite shower room and a house bathroom. The main bedroom has been designed in such a way that it could be easily subdivided to create an extra bedroom, if required.

Externally there are gardens to both the front and rear, which are laid to lawn for ease of maintenance, along with a stone paved patio. The back garden enjoys a south-westerly aspect and borders open fields. A gravelled driveway runs alongside the property and leads to a larger than average detached garage.

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 Area of Outstanding Natural Beauty. The village benefits from a surprising number of amenities including village shop and post office, two good pubs, a coffee shop, Doctor's surgery and primary school. 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 the City of York is some 19 miles south. Millway is located in the southern half of the village and Number 35 is located towards the very top of the street, backing onto open fields.

ACCOMMODATION

KITCHEN

4.1m x 2.1m (13'5" x 6'11")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric oven and four ring ceramic hob with extractor hood. Automatic washing machine point. Tiled floor. Coving. Recessed spotlights. Telephone point. Casement window to the side. Radiator.



SITTING ROOM

5.3m x 3.2m (max) (17'5" x 10'6")

Open fire with oak surround, stone insert and hearth. Coving. Television point. Telephone point. Casement window to the front. Two radiators.



INNER HALL

Staircase to the first floor. Understairs cupboard housing the oil-fired central heating boiler. Coving. Thermostat. Radiator.

DINING ROOM / BEDROOM THREE

3.6m x 2.8m (11'10" x 9'2")

Coving. Sliding patio doors to the rear garden. Radiator.



BEDROOM TWO

2.7m x 2.6m (8'10" x 8'6")

Coving. Television point. Casement window to the rear. Radiator.



FIRST FLOOR

LANDING

Casement window to the side. Access to loft storage area.

BEDROOM ONE

6.9m x 3.1m (max) (22'8" x 10'2")

Range of fitted wardrobes. Television point. Telephone point. Recessed spotlights. Casement windows to the front and rear. Two radiators.



EN-SUITE SHOWER ROOM

1.6m x 1.5m (5'3" x 4'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Recessed spotlights. Casement window to the rear. Radiator.

HOUSE BATHROOM

3.0m x 2.3m (max) (9'10" x 7'7")

White suite comprising bath, wash basin and low flush WC. Extractor fan. Recessed spotlights. Fitted storage cupboard. Casement window to the front. Heated towel rail.



OUTSIDE

The property is set back from the street behind a lawned garden. A lengthy, gravelled driveway leads to a larger than average sized single garage. There is a further area of lawn to the rear, as well as a stone flagged patio area.

DETACHED GARAGE

7.2m x 3.3m (23'7" x 10'10")

Up and over door to the front. Two personnel doors and casement window to the side. Electric light and power. Coal bunker. Oil storage tank.



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 4DR.
EPC Rating:	Current: D64. Potential: C79.
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.