

## 2 SOUTH VIEW EAST END, AMPLEFORTH



**An attractive mid terrace stone-built cottage offering two-bedroom accommodation with a surprisingly large rear garden in a sought-after village.**

Sitting room, kitchen, walk-in pantry,  
first floor landing, two bedrooms & house bathroom.

Electric heating & uPvc double-glazing.

Long rear garden with long-distance views.

No onward chain.

### GUIDE PRICE £169,950

South View is an attractive row of six stone-built cottages, positioned at the eastern end of Ampleforth village and Number 2 offers well-appointed two-bedroom accommodation together with a surprisingly large rear garden.

The cottage enjoys some attractive views towards the open countryside to the south of the village and benefits from upvc double-glazing and recently installed electric heating. The accommodation amounts to almost 690ft<sup>2</sup> and comprises sitting room with open fire, fitted kitchen with walk-in pantry, first floor landing, two bedrooms and a house bathroom.

In addition to a small front garden, there is a small rear yard with coal store and steps leading up to a lengthy garden which enjoys some terrific views from the upper end.

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 features an attractive mix of period, stone houses and benefits from a surprising number of amenities including village shop and post office, a popular pub, a coffee shop, sports centre, Doctor's surgery, two primary schools 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 the City of York is some 19 miles south.

### **ACCOMMODATION**

#### **SITTING ROOM**

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

Open fire with tiled surround and hearth. Telephone point. Television point. Casement window to the front. Wall-mounted electric radiator.



#### **KITCHEN**

3.3m x 2.8m (min) (10'10" x 9'2")

Range of shaker style kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above. Electric, fan-assisted oven. Space for fridge freezer. Automatic washing machine point. Staircase to the first floor. Cupboard housing the electric meter and fuse box. Door and casement window to the rear.



#### **PANTRY**

1.6m x 0.9m (5'3" x 2'11")

Casement window to the side.

#### **FIRST FLOOR**

#### **LANDING**

Loft hatch. Airing cupboard housing the hot water cylinder.

#### **BEDROOM ONE**

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

Fitted cupboard. Period fireplace. Casement window to the front. Wall-mounted electric radiator.



#### BEDROOM TWO

3.3m x 2.5m (10'10" x 8'2")

Casement window to the rear. Wall-mounted electric radiator.



#### BATHROOM & WC

2.1m x 1.6m (6'11" x 5'3")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Casement window to the rear. Electric heated towel rail.



#### OUTSIDE

The cottage is set behind a small front garden with path leading to the front door. Immediately behind the cottage is a yard area with coal store and steps leading up to a long rear garden, which enjoys superb views from the upper end, across the village and surrounding countryside.

#### GENERAL INFORMATION

Services: Mains water, electricity, and drainage.  
Electric heating.

Council Tax: Band: B (Ryedale District Council).

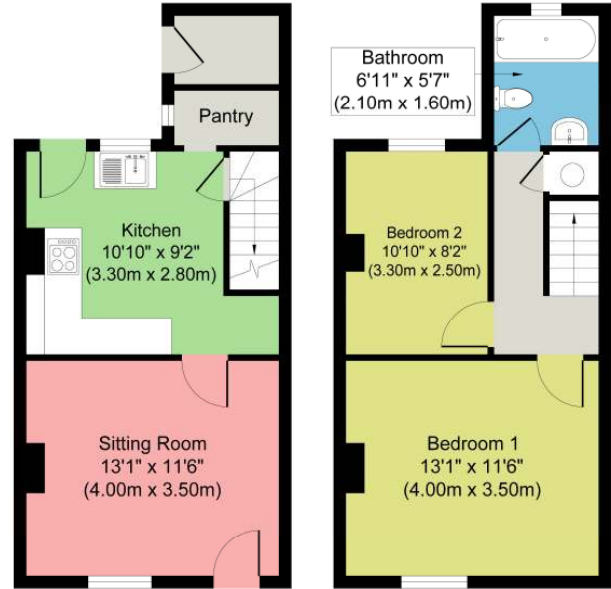
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 4DD.

EPC Rating: Current: E50. Potential: C79.

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





**Ground Floor**  
**Approximate Floor Area**  
**345 sq. ft**  
**(32.03 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**345 sq. ft**  
**(32.03 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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.