

## 7 FIELD VIEW CLOSE AMPLEFORTH



**A much improved, modern end of terrace house offering stylishly appointed three-bedroom accommodation with gardens & driveway, in a much sought-after village.**

Open-plan dining / kitchen / living space with log burner, guest cloakroom, first floor landing, three bedrooms & house bathroom.

uPvc double-glazing & LPG central heating.

Driveway parking for up to three cars, attractive gardens, summerhouse & two garden sheds.

**GUIDE PRICE £265,000**

Field View Close is located just off Station Road, close to the centre of this sought-after North Yorkshire village. Number 7 occupies a pleasant position along the street, with a private, west-facing garden.

The property offers stylishly presented three-bedroom accommodation with an impressive open-plan kitchen/living space to the ground floor, with French doors leading straight out into the garden.

In brief it comprises of a 24ft kitchen/living space with log burner and fully integrated appliances, a guest cloakroom and staircase leading up to three first floor bedrooms and a house bathroom. The property benefits from uPvc double-glazing, LPG central heating, and carries the balance of its NHBC warranty.

A lengthy tarmac driveway runs alongside the house, providing ample space to park and the back garden includes a lawn, a stone paved patio with pergola, a superb outdoor office/summer house and two garden stores.

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, two good pubs, 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**

### **OPEN-PLAN KITCHEN / LIVING ROOM**

7.6m x 4.2m (max) (24'11" x 13'9")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four burner gas hob with extractor hood over. Electric fan-assisted oven. Integrated fridge freezer, dishwasher, and washing machine. Cupboard housing the gas fired combi boiler. Staircase to the first floor. Understairs cupboard. Television and telephone points. Cast iron wood burning stove set on a stone hearth. Casement window to the front. Two full length casement windows to the rear and a set of French doors opening onto the rear garden. Three radiators.





#### GUEST CLOAKROOM

2.3m x 1.5m (5'7" x 2'11")

White low flush WC and wash basin. Casement window to the side. Radiator.

#### FIRST FLOOR

#### LANDING

Loft hatch. Casement windows to the side. Radiator.

#### BEDROOM ONE

3.6m x 2.9m (max to fitted wardrobes) (11'10" x 9'6")

Range of fitted wardrobes, plus additional fitted cupboard. Television point. Two casement windows to the front. Radiator.



#### BEDROOM TWO

2.9m x 2.3m (max) (9'6" x 7'7")

Casement window to the rear. Radiator.



#### BEDROOM THREE

2.9m x 1.8m (max) (9'6" x 5'11")

Casement window to the rear. Radiator.



#### HOUSE BATHROOM

2.2m x 1.7m (7'3" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Heated towel rail.



#### OUTSIDE

To the front of the house is a pretty garden area with raised beds, stocked with hydrangeas and roses, and the tarmac driveway that runs alongside the house has space to park up to three cars. The main garden is to the rear and securely enclosed, enjoying a west-facing aspect and with lawn and stone paved patio with pergola. A timber summerhouse with adjoining garden store have power connected and there is a further garden shed at the far end of the plot.

#### SUMMER HOUSE / GARDEN OFFICE

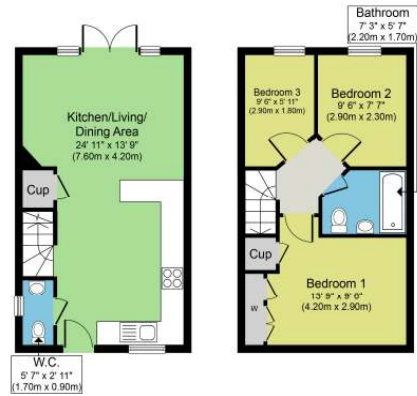
8.0m x 4.0m (11'6" x 5'3")

Electric light and power. Casement windows and French doors onto the garden.

#### GARDEN STORE

1.6m x 1.1m (5'3" x 3'7")

Casement window to the side. Electric light and power.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 lending purposes. The 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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## GENERAL INFORMATION

Services: Mains water, electricity, and drainage.  
LPG central heating.

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

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

Post Code: YO62 4EL.

EPC Rating: Current: C77. Potential: A92.

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.