

## HUNTERS MOON, STATION ROAD AMPLEFORTH



**A spacious detached house offering beautifully appointed four-bedroom accommodation of more than 1,600sq.ft in a much-loved North Yorkshire village.**

Entrance hall, guest cloakroom, kitchen/dining room, snug, sitting room, utility room/office, first floor landing, master bedroom, en-suite shower room, three further bedrooms & house bathroom.  
Oil-fired central heating & uPvc double glazing.  
Easily managed gardens & ample parking.  
Viewing is strongly recommended.

### OFFERS OVER £395,000

Built in the 1970s by a reputable local builder, this detached house has within more recent years been extended and thoroughly transformed following a thorough programme of refurbishment, resulting in a terrific family home.

Its accommodation amounts to over 1,600sq.ft and includes a stylish, 23ft kitchen/dining room, a cosy snug, sitting room with multi-fuel stove, guest cloakroom and utility room/office. Upstairs there are four bedrooms and a house bathroom. The master bedroom is especially spacious and includes a dressing area and en-suite shower room. Externally there are easily maintained gardens to the front and rear, in addition to a great level of driveway parking.

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, 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 the City of York is some 19 miles south.



## **ACCOMMODATION**

### **ENTRANCE HALL**

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

Coving. Oak flooring with underfloor heating. Lantern roof light. Casement window to the front.

### **GUEST CLOAKROOM**

1.7m x 0.8m (5'7" x 2'7")

White low flush WC and wash basin. Oak flooring with underfloor heating. Casement window to the side. Heated towel rail.

### **KITCHEN / DINING ROOM**

7.1m x 6.1m (max) (23'4" x 20'0")

Range of kitchen cabinets with quartz work surfaces incorporating a ceramic, double bowl sink unit. Smeg, multi-fuel range cooker with extractor hood. Integrated dishwasher and freezer. Oak flooring with underfloor heating. Casement window to the front and French doors opening onto the rear garden. Cloaks cupboard, also housing the underfloor heating manifold.





#### REAR LOBBY

Staircase to the first floor. Oak flooring. Half-glazed door to the rear.

#### SITTING ROOM

4.6m x 4.4m (max) (15'1" x 14'5")

Cast iron multi fuel stove on a slate hearth with oak mantel. Coving. Television point. Casement windows to the side and rear, both with plantation shutters. Two radiators.



#### UTILITY ROOM / OFFICE

4.5m x 2.3m (14'9" x 7'7")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Oak flooring. Extractor fan. Casement window to the side. Radiator.



#### SNUG

3.2m x 2.7m (10'6" x 8'10")

Coving. Casement window to the side. Radiator.



#### FIRST FLOOR

##### LANDING

##### BEDROOM ONE

5.9m x 3.2m (max) (19'4" x 10'6")

Range of fitted wardrobes. Oak flooring. Loft hatch. Casement window to the rear with plantation shutters. Radiator.



#### BEDROOM TWO

4.1m x 3.0m (13'5" x 9'10")

Recessed spotlights. Casement windows to the side and rear. Radiator.

#### EN-SUITE SHOWER ROOM

3.2m x 1.9m (max) (10'6" x 6'3")

White suite comprising shower area, wash basin in vanity unit and low flush WC. Fully tiled walls and floor. Recessed spotlights. Casement window to the front with plantation shutters. Heated towel rail. Radiator.



#### BEDROOM THREE

3.1m x 3.0m (10'2" x 9'10")

Fitted wardrobe. Recessed spotlights. Casement windows to the front and side. Radiator.



#### BEDROOM FOUR

3.1m x 2.3m (max) (10'2" x 7'7")

Airing cupboard housing the pressurised hot water cylinder. Loft hatch. Casement window to the rear. Radiator.



#### HOUSE BATHROOM

2.2m x 2.1m (7'3" x 6'11")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Recessed spotlights. Extractor fan. Tiled floor. Casement window to the front. Heated towel rail. Radiator.



#### OUTSIDE

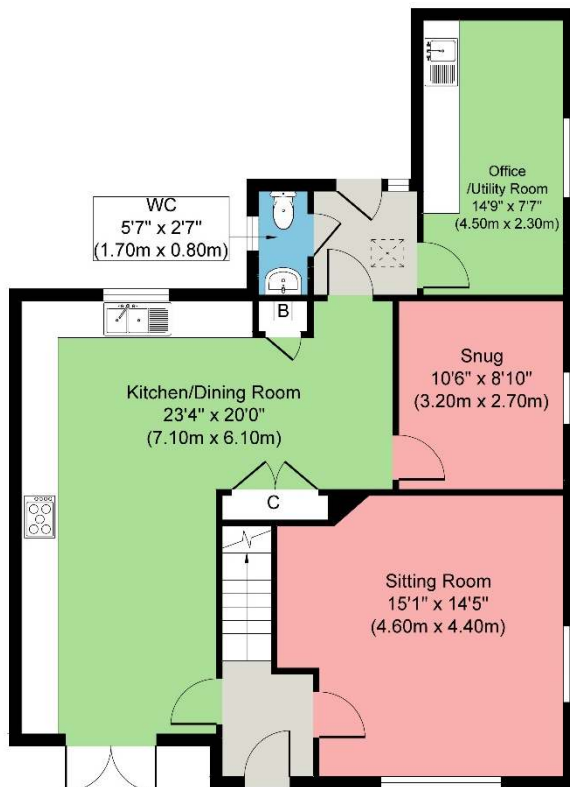
To the rear of the house is an enclosed, south-facing garden, which includes lawn, a stone flagged patio area and a timber garden shed. There is a further area of lawn to the front, with shrub borders and an apple tree. There is covered storage space to the side of the house, and a tarmac parking area with space for a number of cars.



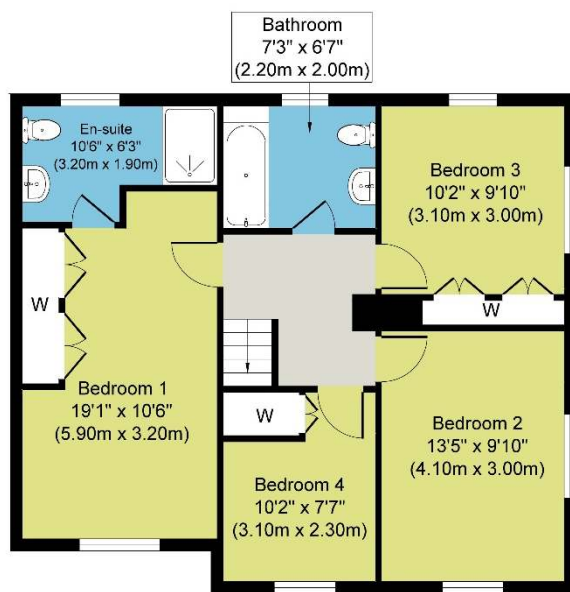
#### GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 4DG.
EPC Rating:	Current: D56. Potential: C77.
Viewing:	Strictly by 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.



**Ground Floor**  
Approximate Floor Area  
889 sq. ft  
(82.55 sq. m)



**First Floor**  
Approximate Floor Area  
722 sq. ft  
(67.11 sq. m)

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