

2 MILLWAY AMPLEFORTH



A deceptively spacious detached house enjoying an open aspect & providing versatile accommodation with up to four bedrooms, good-sized gardens & ample parking, in this sought-after village.

Porch, entrance hall, sitting room, kitchen, utility/shower room, bedroom three, play room/bedroom four, first floor landing, master bedroom with dressing room & en-suite bathroom, bedroom two with en-suite shower room.

Oil-fired central heating. Upvc double-glazing. PV solar panels.
Driveway parking, good-sized gardens & attached workshop/car port.
Viewing recommended. No onward chain.

GUIDE PRICE £380,000

This deceptively spacious detached house dates from the early 1970s and occupies a generous plot on the corner of Mill Lane and Millway. It has been thoroughly renovated over the last 8 years and offers a versatile range of accommodation totalling almost 1,600sq.ft, with generously proportioned rooms throughout, and up to four bedrooms.

The property benefits from oil-fired central heating, uPvc double-glazing and photovoltaic solar panels, which are linked to the hot water cylinder, as well as generating RHI payments on top of savings on electricity usage. The ground floor accommodation comprises porch, entrance hall, a large sitting room with log burner, kitchen, utility/shower room, two further rooms which can be used as bedrooms or further reception rooms, whilst on the first floor, two bedrooms lead off a central landing.

The house is set well back from the street, behind a good-sized lawned garden. A lengthy driveway provides ample room to park and there is a further point of access onto an area of gravelled hardstanding at the rear. Attached to the side is a useful workshop/carport.

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 2 fronts onto Mill Lane, adjacent to open countryside.



ACCOMMODATION

PORCH

2.2m x 0.8m (7'3" x 2'7")

Coat hooks. Glazed inner door to:-

ENTRANCE HALL

4.7m x 2.2m (15'5" x 7'3")

Staircase to the first floor. Coving. Understairs storage.

SITTING ROOM

4.8m x 4.5m (15'9" x 14'9")

Cast iron multi-fuel stove set within a stone surround. Coving. Television point. French doors to the rear garden, flanked by two full-length casement windows. Radiator.



KITCHEN

4.0m x 3.3m (13'1" x 10'10")

Range of kitchen cabinets incorporating a single drainer sink unit, five ring gas hob with extractor hood, and electric double oven. Dishwasher point. Cupboard housing the pressurised hot water cylinder, which is linked with the solar panels. Casement window to the rear. Door to the side. Radiator.



UTILITY / SHOWER ROOM

2.3m x 2.2m (7'7" x 7'3")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Corner shower cubicle and low flush WC. Extractor fan. Two casement windows to the side. Radiator.



BEDROOM THREE

4.1m x 4.0m (max) (13'5" x 13'1")

Coving. Casement window to the front. Radiator.



PLAY ROOM / BEDROOM FOUR

5.4m x 2.4m (17'9" x 7'10")

Coving. Casement window to the front. Radiator.



FIRST FLOOR

LANDING

4.3m x 2.2m (14'1" x 7'3")

Loft hatch. Casement window to the front.

BEDROOM ONE

4.6m x 4.0m (min) (15'1" x 13'1")

Coving. Casement window to the side. Radiator.



DRESSING ROOM

2.9m x 1.2m (9'6" x 3'11")

Shelving and hanging rails. Radiator.

EN-SUITE BATHROOM

2.7m x 2.3m (8'10" x 7'7")

White suite comprising bath, corner shower cubicle, wash basin and low flush WC. Extractor fan. Velux roof light to the rear. Heated towel rail.



BEDROOM TWO

4.3m x 2.5m (14'1" x 8'2")

Coving. Casement window to the side. Radiator.



EN-SUITE SHOWER ROOM

2.5m x 1.5m (8'2" x 4'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Velux roof light to the rear. Heated towel rail. Radiator.

OUTSIDE

The property is set back from the street, behind a good-sized lawn garden that wraps around the side. A driveway extends along the eastern side of the plot and leads to an attached workshop / car port. The area behind the house is currently gravelled and has an additional access onto Millway.

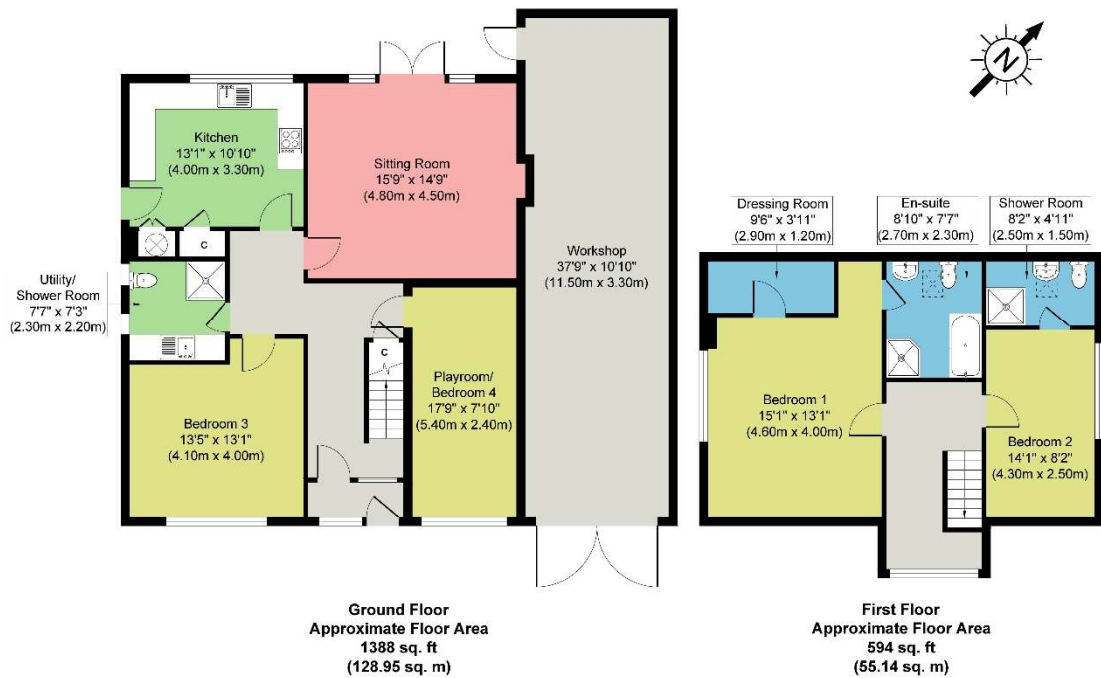


GENERAL INFORMATION

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 4DR.
EPC Rating:	Current: C70. Potential: C74.
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.



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