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East End, Ampleforth, York, YO62 4DA

Guide Price £189,950

This two bedroom end of terrace cottage situated in the popular village of Ampleforth enjoys superb south facing views and is sure to appeal to a number of buyers. It is offered with NO ONWARD CHAIN and comprises: entrance lobby, lounge, kitchen, bathroom and to the first floor are two bedrooms It also benefits from extensive double glazing and oil fired central heating. There is a garden to the rear and off street parking. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

AMPLEFORTH
Ampleforth lies on the edge of the North York Moors and is renowned for its Abbey and College. The village offers a range of amenities, two public houses, and a post office/shop. A wider selection of facilities can be found in the nearby market towns of Helmsley, Malton, and Easingwold.

ENTRANCE LOBBY
Accessed via timber front door, additional timber door to lounge

LOUNGE
9'10" x 14'4"
Windows to front and side aspects, radiators x 2, stairs to first floor, understairs storage cupboard

KITCHEN
5'7" x 10'8"
Fitted with a range of base and overhead units with matching work surfaces, inset sink unit, integrated electric oven, hob and extractor, plumbing for washing machine, space for under counter fridge, radiator, window to rear aspect with amazing views over the surrounding countryside, feature exposed stone wall, stable door to side aspect

INNER LOBBY
Airing cupboard

BATHROOM
Panelled bath with mains shower over, shower screen, low flush wc, vanity unit with inset wash basin, radiator, window to rear aspect

FIRST FLOOR LANDING
Exposed beams

BEDROOM ONE
9'3" x 9'3"
Windows to front and side aspects, radiator, exposed beams, walk in wardrobe, radiator

BEDROOM TWO
9'2" x 12'10"
Windows to rear and side aspects, radiator, exposed beams

OUTSIDE
To the rear of the property is a garden laid mainly to lawn. There is also a brick built outbuilding, the oil tank and boiler.

PARKING
A driveway leads to the rear of the property where there is an area of hard standing for off street parking

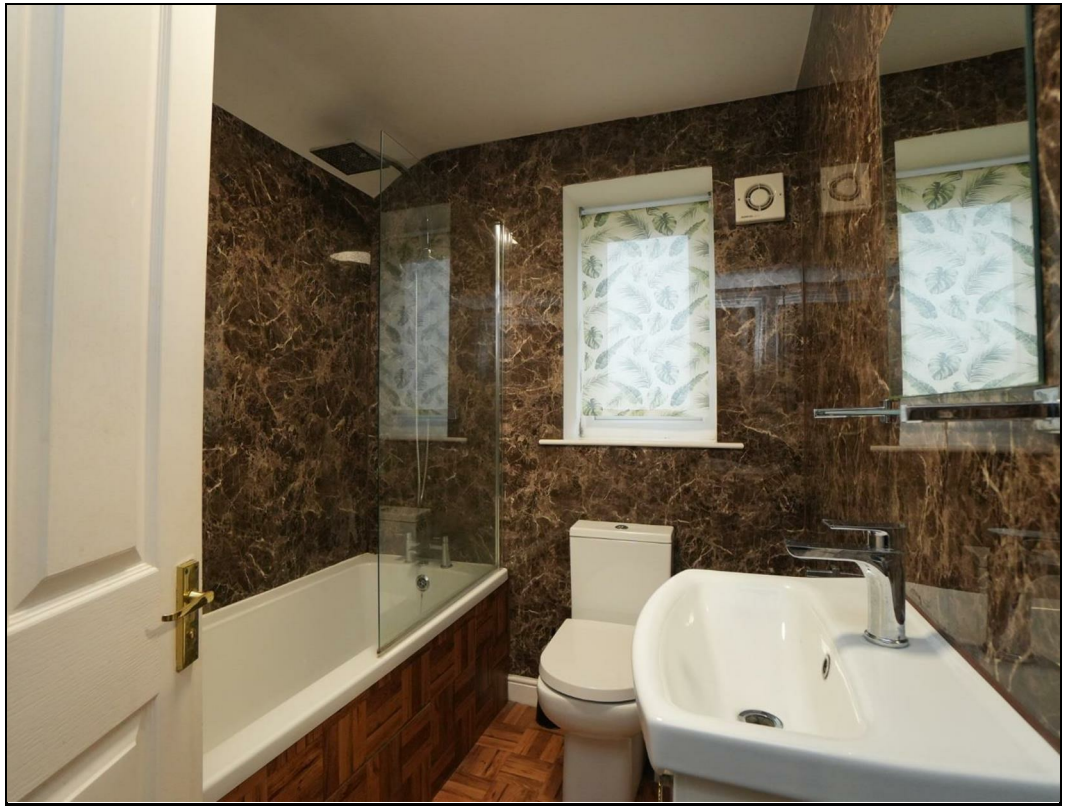
VIEWS
The rear of the property enjoys south facing views over the surrounding countryside

AGENTS NOTE
The vendors have informed that the next door neighbours have a pedestrian right of way to the rear

ANTI MONEY LAUNDERING REGULATIONS
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

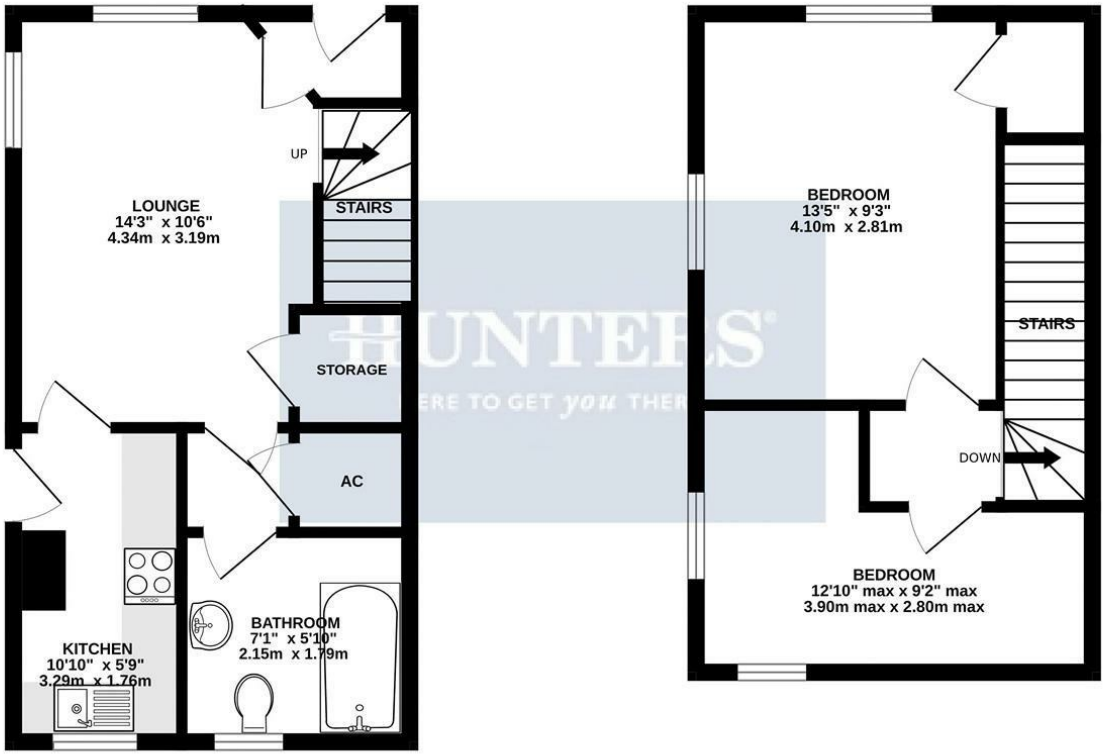
PARTY
ON GROAN



TED BAKER
LONDON

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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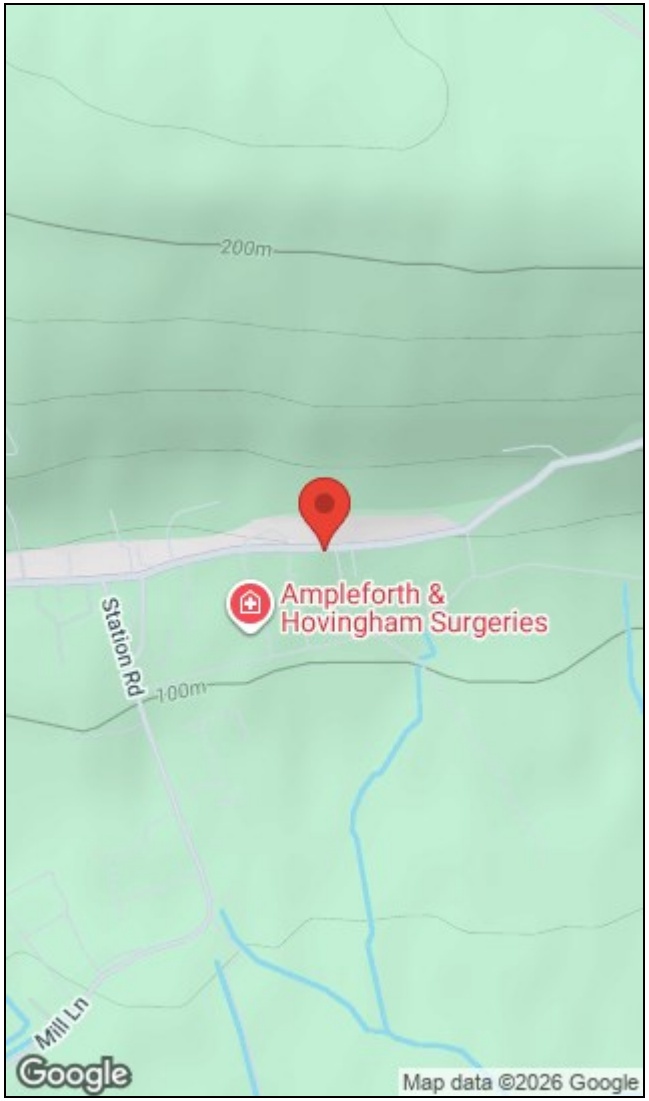

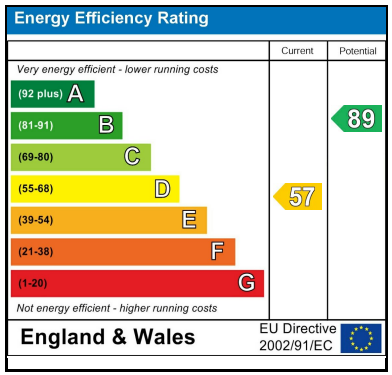

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