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4 Field View Close, Ampleforth, York, North Yorkshire, YO62
4EL

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Guide Price £565,000

Situated between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty this four bedroom family home can be found in the popular village of Ampleforth. Offering space and versatility it comprises: hallway, study, wc, lounge, kitchen/diner/snug. To the first floor is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. There is a south facing garden to the rear and a single garage. It also benefits from extensive double glazing and Lpg heating EPC rating C and Council Tax Band C. Apply Easingwold Office 01347 823535.

HALLWAY

Stairs to first floor, cloaks cupboard, radiator, wood effect flooring

STUDY

Window to front aspect, radiator

WC

Low flush wc, wash basin, opaque window, radiator

LOUNGE

Windows to 3 aspects, radiators x 2, fully glazed double doors to rear garden

KITCHEN DINER/SNUG

KITCHEN AREA

Fitted with a range of base and overhead units with matching preparation surfaces, inset sink unit, integrated double electric oven, 6 ring gas hob and extractor hood, integrated fridge/freezer, integrated dishwasher, wall mounted cupboard housing central heating boiler, wood effect flooring, fully glazed double doors to rear aspect

SNUG AREA

Wood effect flooring, bay window to front aspect, radiator

UTILITY ROOM

Fitted with a range of base and overhead units with matching work surface, inset sink unit, integrated washing machine, part glazed door to rear garden, radiator

FIRST FLOOR LANDING

Loft access point, airing cupboard, radiator

MASTER BEDROOM

Windows to two aspects, fitted wardrobes, radiator,

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, ladder style radiator, opaque window

BEDROOM TWO

Windows to front and side aspects, fitted cupboard, radiator

BEDROOM THREE

Window to front aspect, radiator

BEDROOM FOUR

Window to rear aspect, radiator

BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, pedestal wash basin, low flush wc, ladder style radiator, part tiled walls, wood effect flooring, opaque window

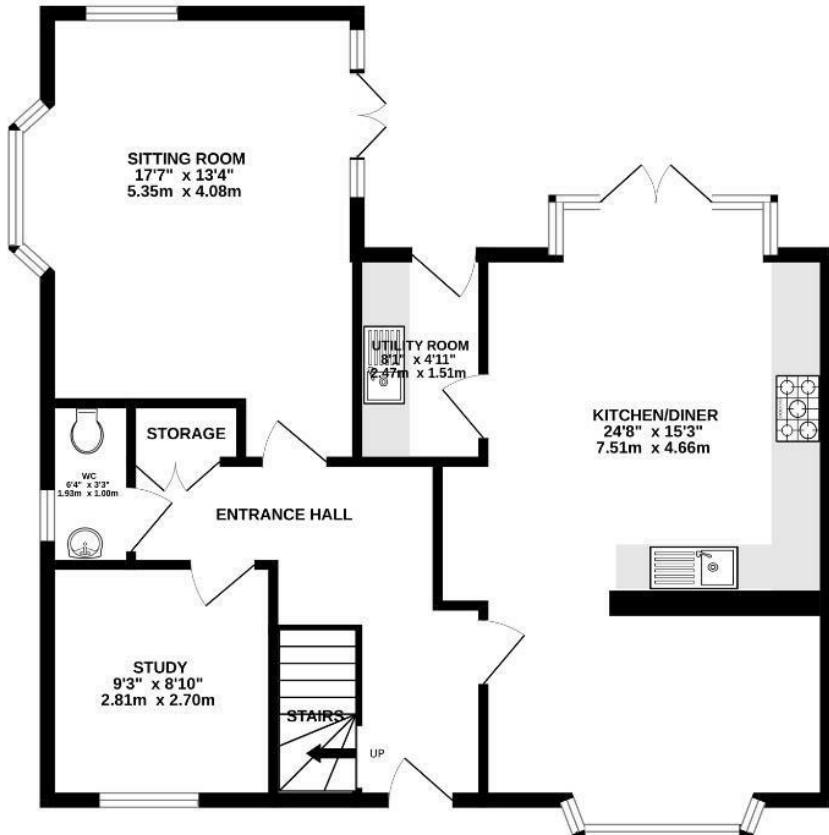
OUTSIDE

To the front of the property is a small garden area of bushes and shrubs. Access down the side of the property leads to the rear garden. This is laid mainly to lawn with borders of plants and trees. There is a patio area and an electric awning and heater making it perfect for Al fresco dining

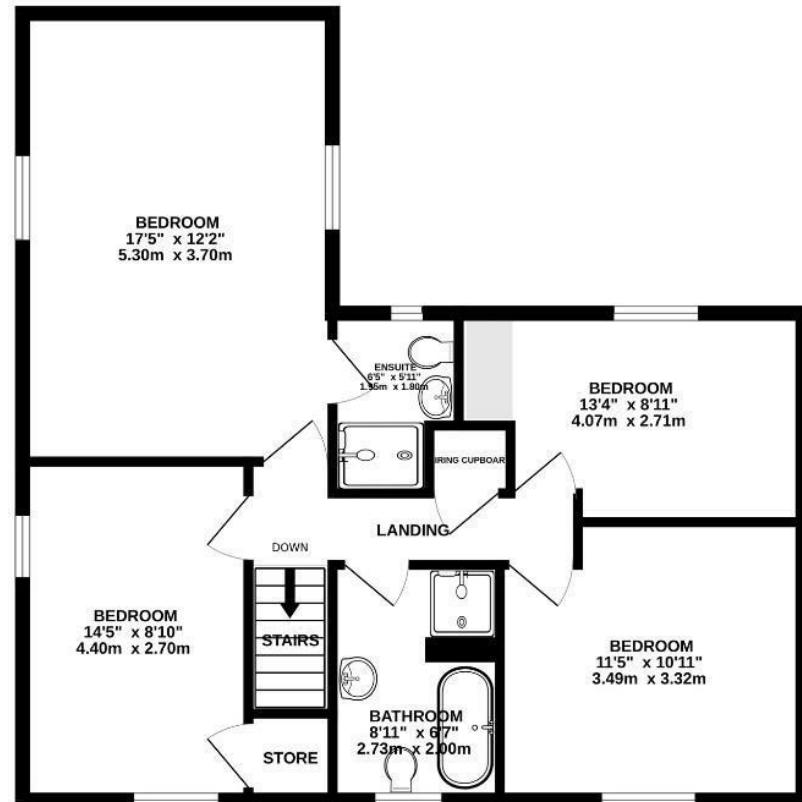
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

