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

# 4 Field View Close, Ampleforth, York, North Yorkshire, YO62 4EL £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**

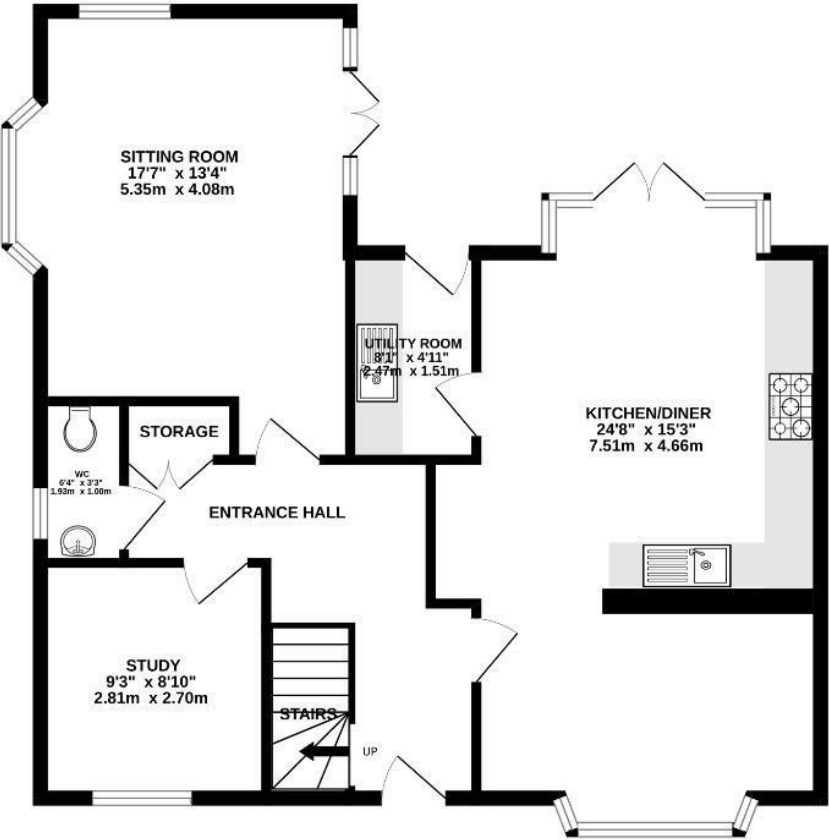
To the front of the property is a small garden area of bushes and shrubs. Access down the side of the property leads to the rear garden. This is laid mainly to lawn with borders of plants and trees. There is a patio area and an electric awning and heater making it perfect for Al fresco dining

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.

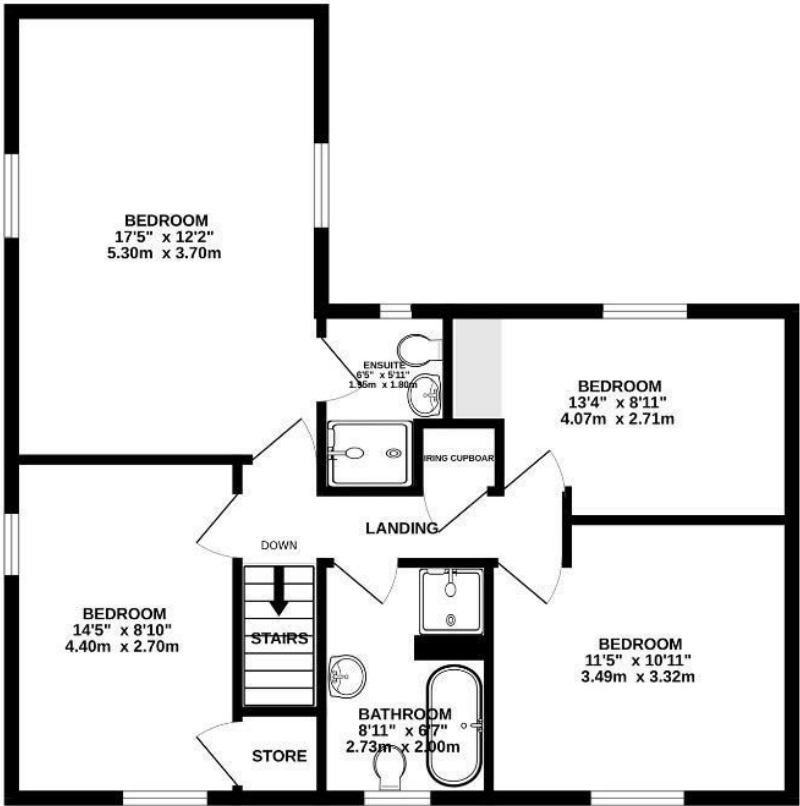
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GROUND FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					
		75			
		85			



