



HUNTERS[®]
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This mid terraced two bedroomed cottage situated in the popular village of Ampleforth is sure to appeal to either first time buyers or investors. Benefiting from central heating and extensive double glazing it comprises: lounge, dining kitchen, utility room and to the first floor are two bedrooms and a bathroom. There is a garden to the rear and the property is offered with NO ONWARD CHAIN. EPC rating E and Council Tax Band B. 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.

LOUNGE

Accessed via Upvc front door, window to front aspect, fireplace with beamed mantle, inset cast iron wood burning stove, wood effect flooring, radiator

DINING KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset belfast sink unit, electric cooker with extractor hood over, wood effect flooring, stairs to first floor, window to rear aspect, fully glazed door to rear aspect, opening to utility room

UTILITY ROOM

Cupboard housing washing machine and tumble dryer, wood effect flooring, window to rear aspect

FIRST FLOOR LANDING

BEDROOM ONE

Window to front aspect, radiator

BEDROOM TWO

Window to rear aspect, radiator, loft access point

BATHROOM

Free standing cast iron bath, walk in shower cubicle with mains shower, low flush wc, vanity unit with inset wash basin, opaque window, radiator, recessed ceiling lights

OUTSIDE

To the rear of the property there is a raised, sloping garden area accessed via steps. In addition, there is a shared paved patio area.

ANTI MONEY LAUNDERING REGULATIONS

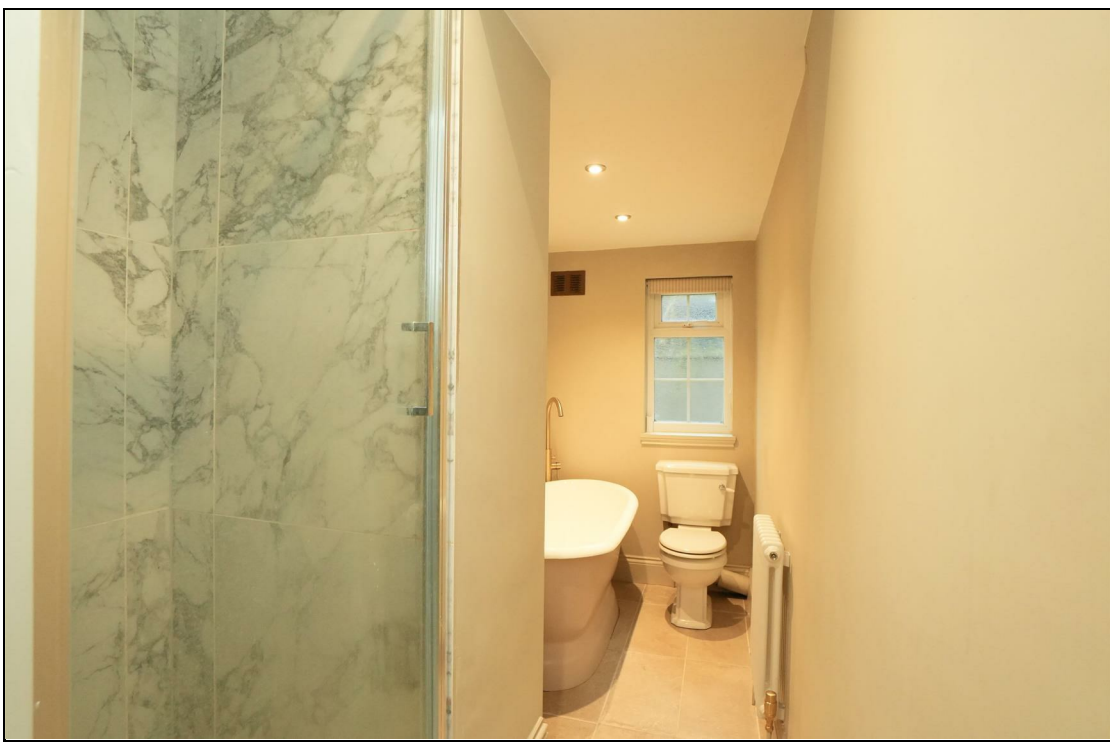
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), 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.



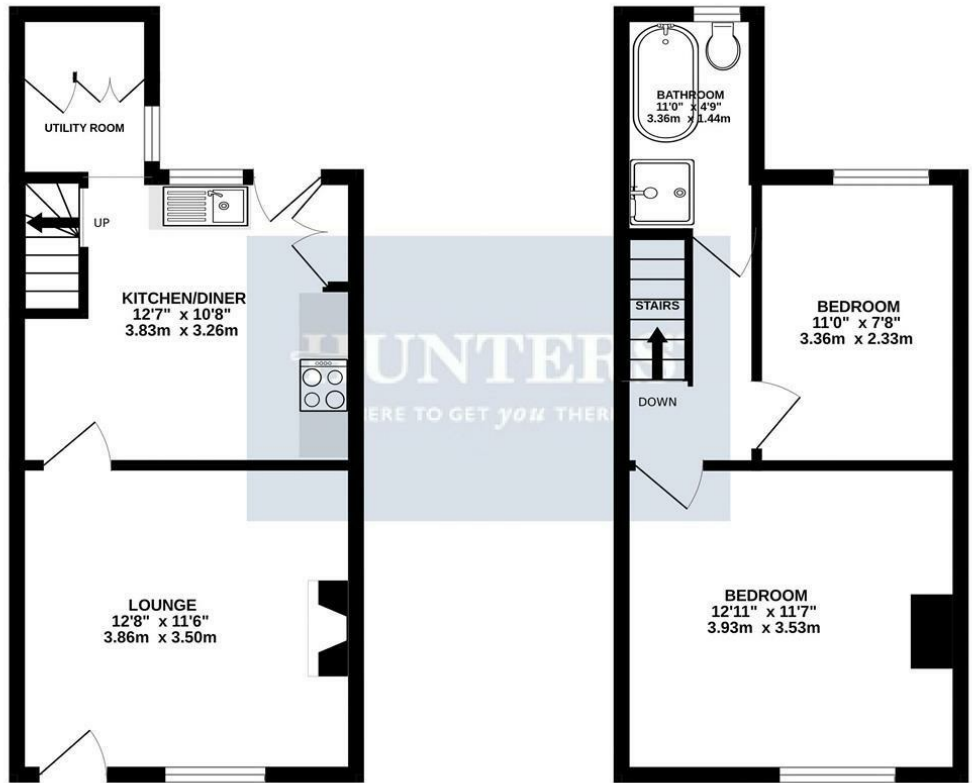




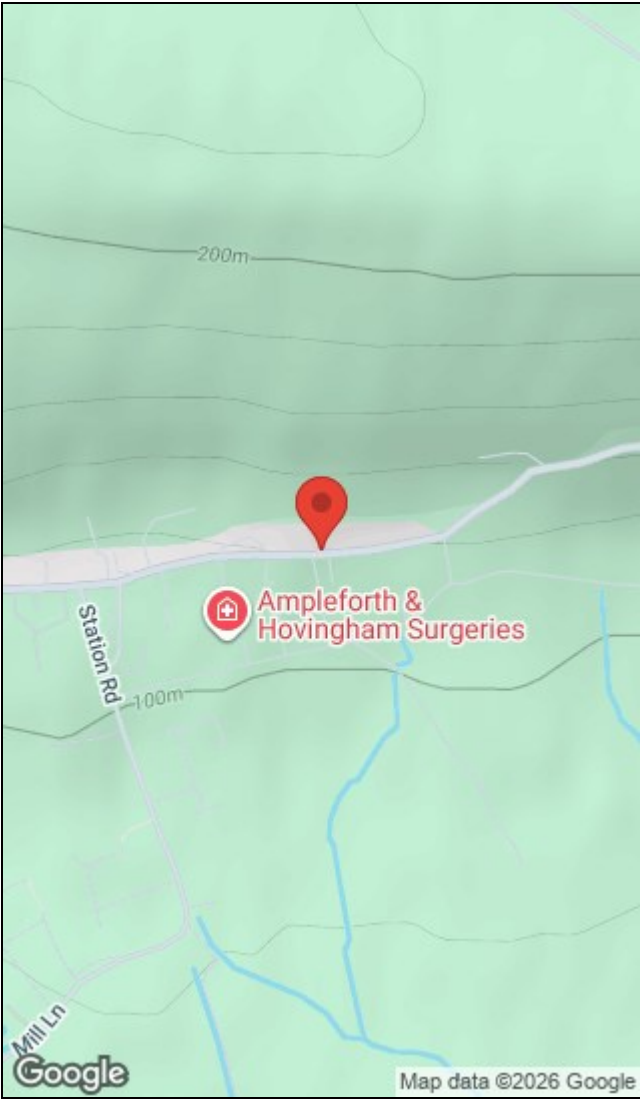


GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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