



HUNTERS®

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5 Birdforth Way, Ampleforth, York, YO62 4BY

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Guide Price £325,000

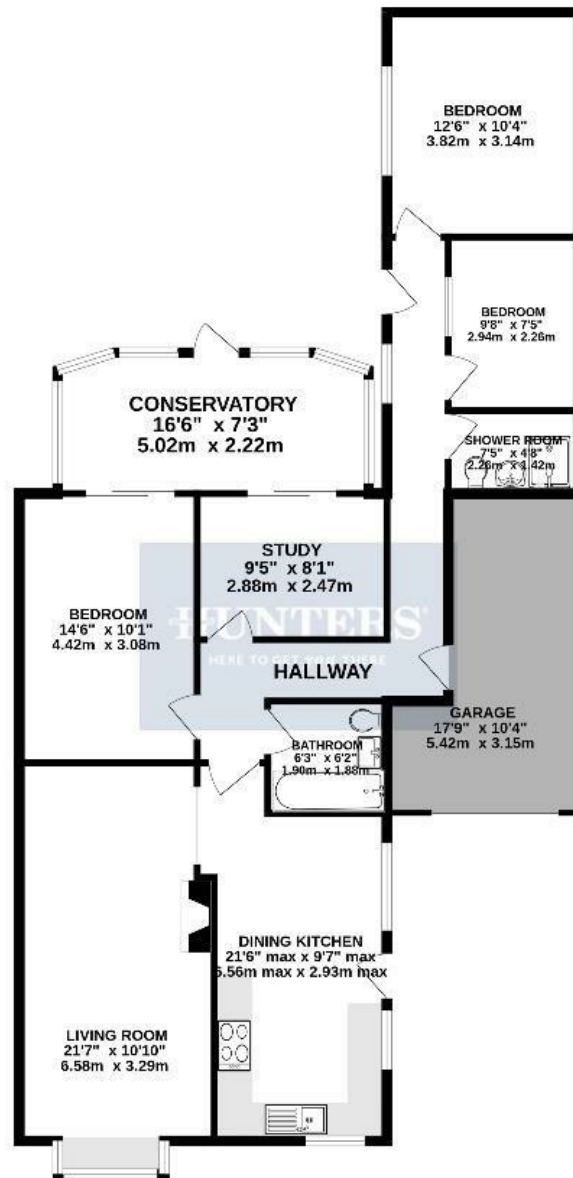
Situated between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty this four bedroom detached bungalow is sure to appeal. It briefly comprises: dining kitchen, inner hallway, lounge, four bedrooms, bathroom and additional shower room. There is a single garage and an enclosed garden to the rear with views over surrounding fields. There is also off street parking for a couple of vehicles to the front. The property also benefits from oil fired central heating and extensive double glazing. EPC rating D and Council Tax Band D. Apply Easingwold Office on 01347 823535.

AMPLEFORTH

Ampleforth is well known for the Abbey and College but it also benefits from a Doctors Surgery, Post Office and Village Shop, two Excellent Pub Restaurants and a great coffee shop. The College has a Sports Centre and Swimming Pool which are available to the general public. The popular Sutton Bank and the White Horse are close by and more facilities are available at the nearby market towns of Helmsley, Malton and Easingwold.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
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GROUND FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- **FOUR BEDROOMS**
- **OPEN VIEWS**
- **COUNCIL TAX BAND D**

- **BUNGALOW**
- **SOUGHT AFTER LOCATION**

- **DETACHED**
- **EPC RATING D**

DINING KITCHEN

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset stainless steel sink unit with mixer tap, integrated range cooker with extractor hood over, integrated fridge, integrated dishwasher, window to front aspect, windows x 2 to side aspect, part glazed door to side aspect, radiator

LOUNGE

Fireplace with tiled hearth and inset cast iron multi fuel stove, bay window to front aspect with window seat, radiators x 2

INNER HALLWAY

Wood laminate flooring, loft access point, radiator, door to garden, window to side aspect

BATHROOM

Panelled bath with shower attachment to taps, low flush wc, vanity unit with inset wash basin, ladder style radiator, extractor fan, recessed ceiling lights

BEDROOM ONE

Wood effect flooring, radiator, fully glazed sliding door to conservatory

CONSERVATORY

Tiled floor, fully glazed door to rear garden, views over surrounding fields

BEDROOM THREE

Radiator, wood laminate flooring, fully glazed sliding door to conservatory

SHOWER ROOM

Walk in shower cubicle with electric shower, pedestal wash basin, low flush wc, tiled floor, fully tiled walls, ladder style radiator, extractor fan

BEDROOM FOUR

Wood laminate flooring, window to side aspect, radiator

BEDROOM TWO

Wood laminate flooring, window to side aspect, radiator

OUTSIDE

To the side of the property at the top of the drive is a paved seating area. There is an enclosed garden to the rear which is laid mainly to lawn with borders of shrubs and plants. There is a raised patio/seating area, oil tank and shed.

GARAGE AND PARKING

At the front of the property is off street parking for 2 cars. The garage is currently utilised for storage and has power and light laid on. It also houses the floor mounted central heating boiler.

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.









