

# HUNTERS<sup>®</sup>

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## Field View Close

Ampleforth, York, YO62 4EL

£1,650 Per Month



Now available to rent is this beautifully presented four-bedroom semi-detached home, ideally located in the sought-after village of Ampleforth. Nestled on the edge of the stunning North York Moors and within the Howardian Hills Area of Outstanding Natural Beauty (AONB), this charming village offers a peaceful rural setting with excellent local amenities.

Ampleforth boasts a Doctor's Surgery, Post Office and Village Shop, two welcoming Public Houses, and a delightful coffee shop. Residents also have convenient access to the nearby St Alban's Centre, which features a swimming pool, gym, and various sports facilities open to the public as well as Ampleforth College.

The property briefly comprises: hallway, living room, a well fitted dining kitchen, utility room, wc, master bedroom with en-suite shower room, three further bedrooms and a family bathroom including a shower cubicle and a bath. Outside is an enclosed garden to the rear and a detached single garage. The property also benefits from double glazed windows and Lpg heating. EPC rating C and Council Tax Band E. Apply Easingwold Office on 01347 823535.



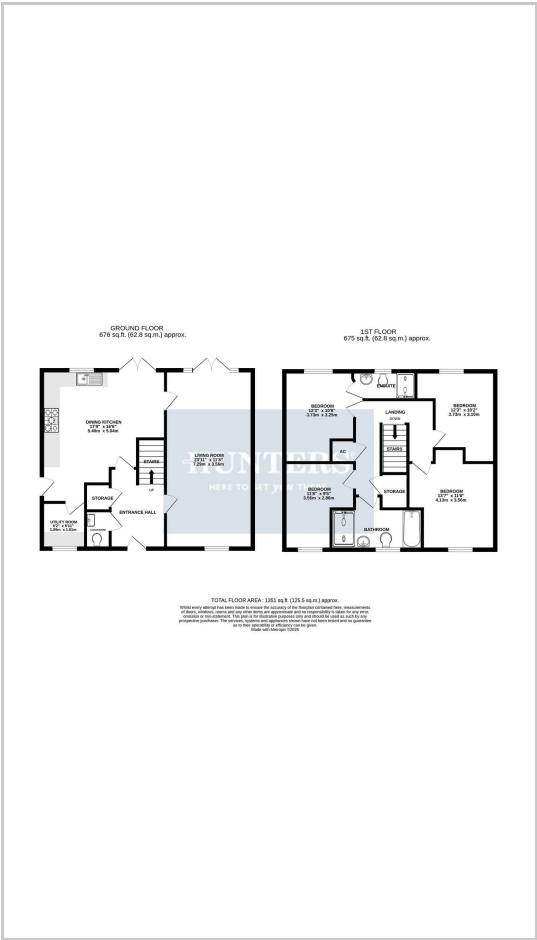
Disclaimer.

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.

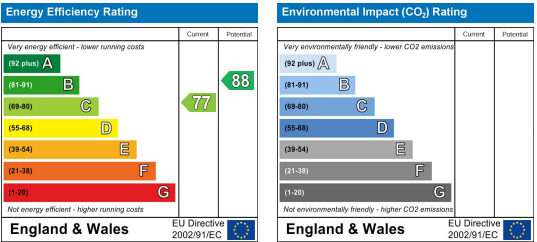
Area Map



Floor Plans



Energy Efficiency Graph



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