



1 The Laurels, Station Road | Ampleforth, York

BoultonCooper

BC
Est. 1801





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Solicitors:

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BoultonCooper

1 The Laurels, Station

- A well presented three bedroom end of terrace property
- Kitchen, sitting room, dining room, and conservatory
- Two double bedrooms, single bedroom, and shower room
- Off-street parking for several vehicles
- Delightful gardens with far reaching views
- Local amenities including doctors surgery, public house, village store, primary schools, and church

Guide Price £350,000

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

4.24m x 2.44m (13'11" x 8')

With timber entrance door with glazed opaque fan light above windows to each side, timber flooring, and staircase to the first floor.

SITTING ROOM

4.85m x 3.96m (15'11" x 13')

Front aspect timber framed double glazed bay window, open fireplace on tiled hearth with tiled slips, and timber surround, and picture rail.

KITCHEN

5.18m x 2.41m (17' x 7'11")

Fitted with a range of base and wall mounted ash wood units with work surfaces over, 1 & ½ bowl ceramic sink and drainer, space for an electric cooker with extractor hood over, plumbing for a dishwasher and washing machine, space for a tumble dryer, side and rear aspect timber framed double glazed windows, and doors to the conservatory and dining room.

DINING ROOM

3.96m x 3.00m (13' x 9'10")

With cast iron multi-fuel stove into brick recess, twin alcoves with built-in cupboards, and double timber doors to:

CONSERVATORY

3.12m x 2.67m (10'3" x 8'9")

Of timber framed construction and door on to the rear garden.



TO THE FIRST FLOOR

LANDING

3.12m x 2.74m (10'3 x 9')

With side aspect timber framed double glazed window.

BEDROOM 1

4.27m x 3.99m (14' x 13'1)

Front aspect timber framed double glazed window, decorative cast iron fireplace, and radiator.

BEDROOM 2

3.66m x 3.02m (12' x 9'11)

Rear aspect timber framed double glazed window, decorative fire place, built-in cupboard, 'Roointe' electric heater, and loft hatch (part boarded).

BEDROOM 3

2.44m x 2.34m (8' x 7'8)

Front aspect timber framed double glazed window, and 'Roointe' electric heater.

SHOWER ROOM

2.67m x 1.70m (8'9 x 5'7)

A three-piece suite comprising double shower cubicle with glazed doors and fully tiled walls, pedestal wash hand basin set into a vanity unit, and low flush wc. Part-tiled walls, chrome heated towel rail, and rear aspect opaque timber framed double glazed windows.





OUTSIDE

The property is complemented externally by off-street parking provision to the rear, leading to a courtyard garden area off the conservatory. To the side is a 1000 litre capacity oil tank, timber garden shed (8' x 6') and pedestrian access to the superb south-facing rear garden with lovely views across the valley. The rear garden includes a large patio area with lawned areas beyond, established hedgerows and mature trees, raised beds and summerhouse (10' x 8') with electric power and light.

SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. Oil-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion. There is a pedestrian access across the front of the property for the benefit of the neighbouring properties at The Laurels.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01439 770232.

DIRECTIONS

From our Malton office, proceed on the B1257 towards Hovingham and continue for approximately 12.5 miles before turning left on to Stockings Lane towards Ampleforth. On arriving in the village of Ampleforth turn left on to Station Road just after the White Swan public house. Continue to the southern end of Station Road and The Laurels can be found on your left hand side and can be clearly identified by our BoultonCooper 'For Sale' board.

From our Helmsley office, proceed west on the A170 into the Market Place and turn left at the roundabout and continue south for approximately 2.5 miles before turning left on to the B1257. Turn right on to Beacon Bank towards Ampleforth and proceed into the village. Turn left on to Station Road just after the White Swan public house. Continue to the southern end of Station Road and The Laurels can be found on your left hand side clearly identified by our BoultonCooper 'For Sale' board.

Postcode: YO62 4DG.



COUNCIL TAX BAND

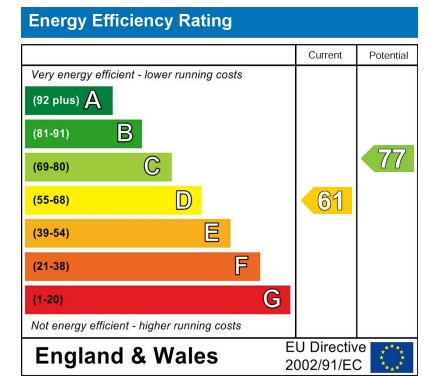
We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton office.

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D



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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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