



St. Anthony's, East End | Ampleforth, York

A deceptively spacious, well appointed three bedroom property with delightful gardens and grounds, located centrally within the highly sought after village of Ampleforth, on the edge of the North York Moors National Park, just 4.5 miles from Helmsley and 17 miles north of York.

- Semi detached stone property
- Three bedrooms and family bathroom
- Entrance hall, open plan kitchen/dining room, sitting room and downstairs cloakroom
- Situated in the ever popular rural village of Ampleforth

Guide Price £340,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

Radiator.

CLOAKROOM

Low flush wc, wash hand basin. uPVC double glazed window to the rear.

SITTING ROOM

10'10" x 11'10" (3.32m x 3.62m)

Cast iron wood burner on stone hearth, radiator, uPVC double glazed window to the front.

KITCHEN / DINING ROOM

14'1" x 24'3" (4.30m x 7.40m)

Open plan with a range of modern base and wall mounted units, integral oven and grill with induction hob and extractor fan over, inset Belfast style sink with chrome mixer tap, central island with integral fridge freezer and plumbing for washing machine, Velux rooflight, uPVC double glazed window to the front, radiator.

TO THE FIRST FLOOR

LANDING

uPVC double glazed window to the rear.

BEDROOM 1

11'6" x 11'10" (3.53m x 3.62m)

Fitted wardrobes with sliding doors, wash hand basin over vanity unit, radiator, uPVC double glazed window to the front.

BEDROOM 2

13'8" x 11'10" (4.18m x 3.62m)

Loft ladder leading to a single span loft area ideal for storage or additional living accommodation, subject to building regulations, radiator, uPVC double glazed window to the front.

BEDROOM 3

10'4" x 7'0" (3.16m x 2.14m)

wash hand basin over storage cupboard, radiator, uPVC double glazed window to the rear.



BATHROOM

Three piece suite comprising tiled bath with drencher shower over, low flush wc, wash hand basin over vanity unit, heated towel rail, uPVC double glazed window to the rear.

OUTSIDE

Outside, a layby provides partial off-street parking to the front, with steps to herbaceous borders and stone flagged areas. Steps at the side of the property with patio area lead to deceptively spacious, south-facing terraced gardens, together with further herbaceous borders that are interspersed with lawned areas.

SERVICES

We understand that the property is connected to mains electricity, water and drainage; 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 upon completion.

VIEWING

By appointment with the Agents, Helmsley office 01439 770232.

WHAT3WORDS

///giraffes.masterpiece.realm

COUNCIL TAX BAND

Assessed in Band C. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

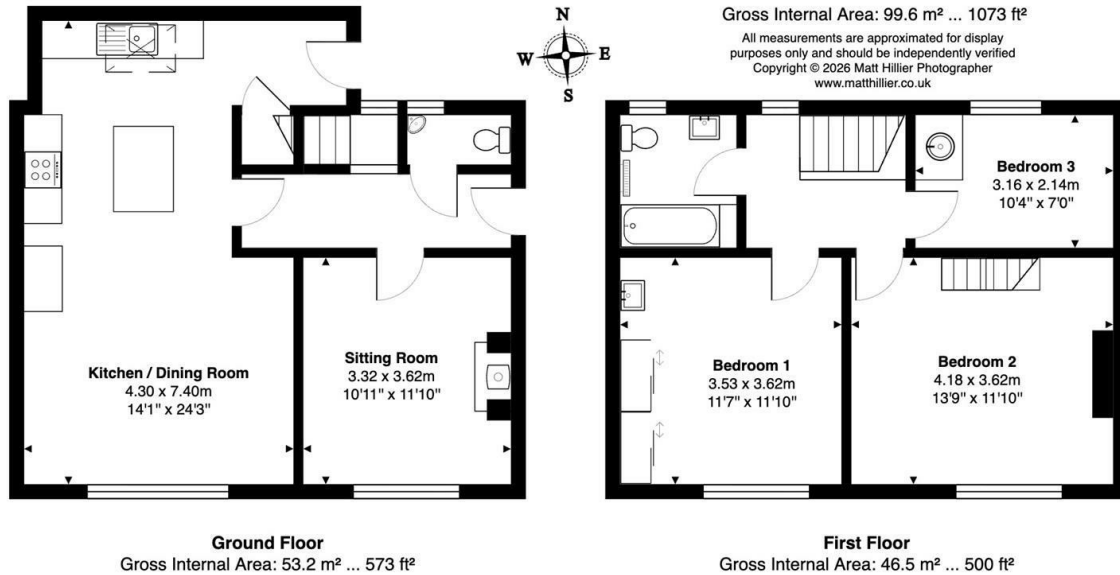
ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Helmsley Office.



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St Anthony's House, Ampleforth, YO62 4DB



VIEWING

Strictly by appointment by the Agents.

COUNCIL TAX BAND

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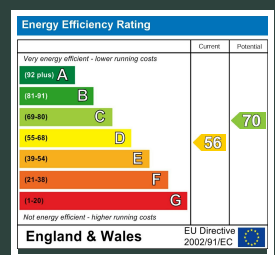
ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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