



22 Fairfax Close | Ampleforth, York

BoultonCooper

BC
Est. 1801





22 Fairfax Close | Ampleforth, York

- A two bedroom semi-detached bungalow
- Breakfast kitchen and living room
- Two double bedrooms and shower room
- Detached garage and off-street parking
- Gardens to the front and rear
- Local amenities including doctors surgery, public house and church

Guide Price £169,950

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ACCOMMODATION ON THE GROUND FLOOR

KITCHEN

4.06 x 2.18 (13'4" x 7'2")

Fitted with a range of base and wall mounted units and work surfaces over, 1 & ½ bowl stainless steel sink and drainer with chrome mixer taps over, Electrolux electric oven and grill with 4 ring hob and extractor fan over. Dimplex electric storage heater, uPVC double glazed windows to the front and side, and uPVC double glazed entrance door.

SITTING ROOM

5.26 x 3.20 (17'3" x 10'6")

With front aspect uPVC double glazed window, open fireplace on a tiled hearth with brick surround, Dimplex storage heater.

INNER HALL

1.78 x 0.84 (5'10" x 2'9")

With airing cupboard housing hot water cylinder with shelving, and loft hatch.

BEDROOM 1

3.63 x 2.74 (11'11" x 9'0")

With rear aspect uPVC double glazed window.

BEDROOM 2

2.67 x 2.64 (8'9" x 8'8")

With uPVC double glazed French doors on to the rear garden, and Dimplex electric heater.



SHOWER ROOM

2.01 x 1.68 (6'7" x 5'6")

A three piece suite comprising low flush wc, pedestal wash hand basin, and tiled enclosed shower cubicle with Triton electric shower unit. Side aspect opaque uPVC double glazed window.

OUTSIDE

A driveway to the side of the property provides off-street parking and leads to the detached garage with up and over door. The property is further complemented by a lawned garden to the front, and to the rear a lawned garden and timber shed.

SERVICES

Mains electricity, water and drainage. 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.

VIEWING

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

DIRECTIONS

From our Helmsley office, proceed on Bondgate and turn left on to Market Place and continue as this becomes the A170 towards Sproxtton. Turn left on to the B1257 towards Oswaldkirk before turning right on to Beacon Bank towards Ampleforth. On entering the village of Ampleforth turn left on to Station Road opposite The White Swan and continue as the road bends to the right and becomes Mill Lane. Fairfax Close can then be found on your right hand side with no.22 clearly identified by our BoultonCooper 'For Sale' board.

COUNCIL TAX BAND

We are verbally informed the property lies in Band B. 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.

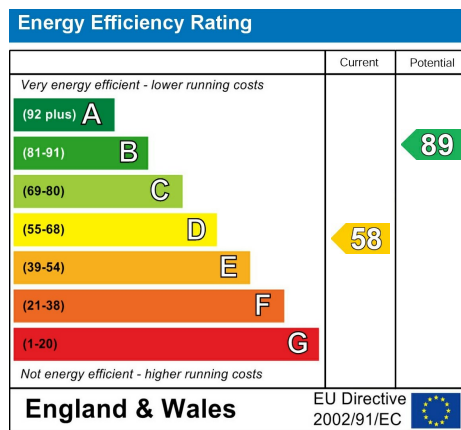
VIEWING

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COUNCIL TAX BAND

ENERGY PERFORMANCE RATING

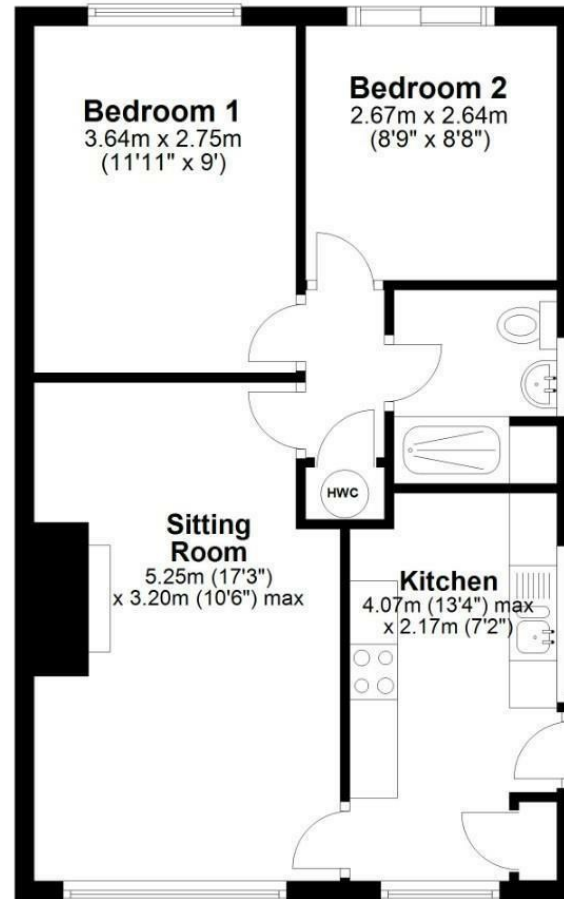
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Ground Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 49.3 sq. metres (530.2 sq. feet)

22 Fairfax Close, Ampleforth

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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