

## Hambleton House, 4 Field View Close, North Yorkshire, YO62 4EL Offers invited £550,000

Hambleton House is a stylish four bedroom detached home located on this quiet exclusive development in the sought after village location of Ampleforth. Field View Close is located just off Station Road and within walking distance to the heart of the village and all of its amenities.

This well maintained home was built in 2015 by David Wilson Homes and has been upspecced throughout by the current owners to an extremely high standard. Approximately 1182 sq ft, this spacious home in brief comprises; entrance hallway, open plan kitchen/dining room with doors onto garden, utility room, sitting room, office and guest cloakroom. To the first floor are four double bedrooms, house bathroom and en-suite off the master bedroom.

Outside, the rear garden is enclosed and south facing with a range of plants and trees, patio area with electric awning and heater, perfect for entertaining. There is a garage with electric door and driveway parking.

Ampleforth is one of North Yorkshire's best-loved villages. Nestled into a hillside, it sits within particularly attractive countryside between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The village features an attractive mix of period, stone houses and benefits from a surprising number of amenities including village shop and post office, two good pubs, a coffee shop, sports centre, Doctor's surgery, two primary schools and Ampleforth College. The Georgian market town of Helmsley is only 4 miles away and benefits from a wide range of facilities. The other three Ryedale market towns are all within an easy drive and the City of York is some 19 miles south.

EPC Rating C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	75
(55-68) D	
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(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
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### ENTRANCE HALLWAY

3'4" x 12'2" (1.04 x 3.72)

Wood style flooring, stairs to first floor landing, coats cupboard, power points and radiator.

### LIVING ROOM

16'4" x 12'0" (5.0 x 3.68)

Window to side and rear aspect, door to side aspect to garden, power points and radiator.

### KITCHEN

22'4" x 13'3" (6.83 x 4.06)

Doors to rear aspect to garden, wood style flooring, range of wall and base units with integrated dishwasher, fridge/freezer, electric oven, gas hob, under lighting and open to the dining area.

### UTILITY ROOM

Door to rear, wood style flooring, range of wall and base units, plumbing for washing machine, and sink.

### OFFICE

9'3" x 9'1" (2.82 x 2.77)

Window to front aspect, radiator and power points.

### GUEST CLOAKROOM

Window to side aspect, low flush WC, sink and radiator.

### FIRST FLOOR LANDING

3'9" x 14'11" (1.16 x 4.56)

Airing cupboard, loft hatch, radiator and power points.

### BEDROOM ONE

14'10" x 12'0" (4.53 x 3.68)

Window to side aspects, fitted wardrobes, power points and radiator.

### MASTER EN-SUITE

6'6" x 14'11" (1.99 x 4.56)

Window to rear aspect, low flush WC, shower, sink, towel radiator and extractor fan.

### BEDROOM TWO

14'6" x 9'3" (4.42 x 2.83)

Window to rear aspect, radiator and power points.

### BEDROOM THREE

10'7" x 11'4" (3.25 x 3.47)

Window to front aspect, power points and radiator.

### BEDROOM FOUR

8'9" x 13'3" (2.68 x 4.05)

Window to front & side aspect, radiator and power points and cupboard.

### BATHROOM

8'11" x 6'6" (2.73 x 2)

Window to front aspect, bath, shower, low flush WC, sink, towel radiator, partly tiled walls and extractor fan.

### GARDEN

Outside, the rear garden is enclosed and South West facing with a range of plants and trees, patio area with electric awning and heater, perfect for entertaining. (Please note that hot tub is no longer at the property)

### GARAGE

Electric door, power and light.

### OUTSIDE

### TENURE

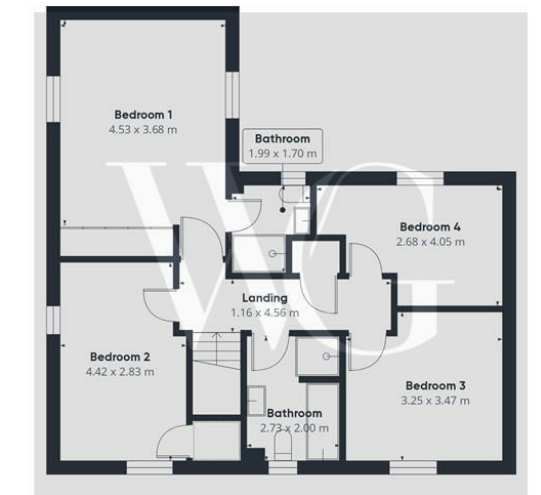
Freehold.

### SERVICES

LPG gas central heating. mains drainage.



Floor 1



Floor 2



Approximate total area<sup>®</sup>  
138.75 m<sup>2</sup>  
Reduced headroom  
0.75 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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