



18 Field View Close,, Ampleforth,, York,
North Yorkshire, YO62 4EL
Guide price £480,000

18 Field View Close was built 2016 by David Wilson builders, the property was an upgraded show home with the largest plot for this house type, located in the sought after village of Ampleforth. This property briefly comprises; entrance hallway, guest cloakroom, kitchen/dining room, sitting room. To the first floor are four bedrooms, an en-suite to the master bedroom and a four piece family bathroom suite.

Externally, to the rear of the property are beautiful landscaped gardens and sun house. There is a garage and off-street parking for one vehicle, with additional road parking at the front.

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		77	88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		80	88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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
England and Wales VAT Reg. No 934616515



ENTRANCE HALLWAY

Tiled flooring, staircase to first floor landing, glass doors to sitting room and kitchen, radiator, guest cloakroom, large walk in coat cupboard, telephone points in hall and cupboard.

GUEST CLOAKROOM

Tiled flooring, low flush WC, wash hand basin, radiator, extractor fan.

SITTING ROOM

24'5" x 11'8" (7.45m x 3.57m)
Double aspect with full width patio doors onto the rear garden, two radiators, electric fireplace, TV point with Sky connection, power points.

KITCHEN/DINING ROOM

24'4" x 16'5" (7.43m x 5.02m)
Double aspect, double radiator, tiled flooring, patio doors and two windows, white shaker Symphony kitchen units with glass cabinets and pull out larder cupboard, boiler, integrated fridge/freezer, wine cooler, double oven, gas hob, extractor hood, washing machine and dishwasher, space for tumble dryer, recently installed oak beam fire surround and slate hearth with space for an electric stove fire and TV point above, power points.

FIRST FLOOR LANDING

Galleried landing with access to part boarded loft, large storage cupboard over the stairs, airing cupboard, radiator.

MASTER BEDROOM

12'5" x 9'7" (3.81m x 2.94m)
Window with valley views, fitted wardrobes, radiator, power points.

MASTER EN-SUITE

8 x 4 (2.44m x 1.22m)
Low flush WC, wash hand basin, double enclosed shower, part tiled walls, extractor fan, shaver point, heated towel rail.

BEDROOM TWO

13'10" x 11'10" (4.24m x 3.63m)
Window to front aspect, alcove for wardrobes, power points, radiator.

BEDROOM THREE

12'2" x 10'2" (3.71m x 3.10m)
Window, radiator, power points.

BEDROOM FOUR

11'8" x 9'8" (3.56m x 2.96m)
Window to front aspect, radiator, power points.

HOUSE BATHROOM

11 x 6 (3.35m x 1.83m)
Wooden panelled bath, enclosed shower, part tiled walls, towel radiator, extractor fan.

GARDEN

Beautiful landscaped gardens with planting and slate chippings to the front, overlooking open fields, fully stocked with shrubs, perennials, roses, Fruit trees, 50ft red grape vine produces every year. Patio in Indian Kandla grey and pergola over the top which carries around the side and front of the house, external electricity sockets, external tap. Two social/seating areas to make the most of the sun which moves around the garden until early evening in Summer with fire pit seating area behind it.

COUNCIL TAX BAND E

TENURE

Freehold.

SERVICES

LPG gas, mains water, mains drainage.

ADDITIONAL INFORMATION

There is a street maintenance charge for gardeners to maintain the planting on the roadside currently £120 a year per household.

