

SWIFT HOUSE BACK LANE, AMPLEFORTH



A well-positioned, four bedroom detached house enjoying superb views across open countryside & with gardens, driveway parking & garage in a much sought-after North Yorkshire village.

Porch, entrance hall, cloakroom, sitting room, dining room, kitchen diner, utility room, first floor landing, four bedrooms & house bathroom.

Oil-fired central heating. Upvc double-glazing.

Good-sized gardens to the front & rear, driveway parking & attached garage.

Spectacular open views to the front.

Sought-after village location on the edge of the North York Moors National Park.

OFFERS IN EXCESS OF £400,000

Swift House is a well-positioned detached house, which is thought to date from the 1960s and enjoys spectacular views to the front, across open countryside.

In brief the accommodation comprises porch, entrance hall, guest cloakroom, sitting room, dining room, kitchen diner, utility room, first floor landing, four bedrooms and a house bathroom. Subject to securing the necessary consents, there is excellent scope to extend and reconfigure the accommodation, if required. Central heating is oil-fired, and windows are upvc double-glazed.

The house sits quite centrally within its plot, which amounts to roughly 0.15 acres. Much of the garden is laid to lawn, along with a flagged patio area and several mature shrubs and trees. A lengthy tarmac driveway leads to an attached single garage, providing ample space to park.

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.



ACCOMMODATION

PORCH

3.0m x 0.9m (9'10" x 2'11")

Tiled floor. Casement window to the front.

ENTRANCE HALL

4.2m x 2.8m (max) (13'9" x 9'2")

Staircase to the first floor. Coving. Cloaks cupboard. Radiator.

GUEST CLOAKROOM

1.8m x 1.5m (max) (5'11" x 4'11")

White low flush WC and wash basin. Casement window to the side. Radiator.

SITTING ROOM

4.3m x 4.3m (14'1" x 14'1")

Open fire with stone surround, stone hearth and oak mantel. Coving. Television point. Square arch onto the Dining Room. Casement windows to the front and side. Radiator.



DINING ROOM

4.0m x 3.3m (13'1" x 10'10")

Coving. Casement windows to the side and rear. Radiator.





KITCHEN DINER

4.0m x 3.7m (max) (13'1" x 12'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above. Electric double oven. Dishwasher point. Worcester oil fired central heating boiler. Pantry cupboard. Casement window to the rear. Radiator.



UTILITY ROOM

2.0m x 1.8m (6'7" x 5'11")

Automatic washing machine point. Casement window and door to the rear. Personnel door to the garage. Wash basin.

FIRST FLOOR

LANDING

Loft hatch. Casement window to the side. Radiator.

BEDROOM ONE

4.2m x 3.1m (13'9" x 10'2")

Fitted wardrobe. Casement window to the front. Radiator.



BEDROOM TWO

4.2m x 3.0m (13'9" x 9'10")

Fitted wardrobe. Casement window to the front. Radiator.



BEDROOM THREE

3.0m x 2.3m (9'10" x 7'7")

Fitted wardrobe. Casement window to the rear. Radiator.

BEDROOM FOUR

3.0m x 2.3m (9'10" x 7'7")

Casement window to the rear. Radiator.



HOUSE BATHROOM

3.0m x 1.7m (9'10" x 5'7")

White suite comprising bath with shower over, wash basin in vanity unit and hot water cylinder with electric immersion heater. Casement window to the side and rear. Radiator.



OUTSIDE

A tarmac driveway leads to an attached single garage and there are good sized gardens, principally to the front and rear of the house, which are mostly laid to lawn, along with a flagged patio area and several mature shrubs and trees. The front of the house faces south and enjoys terrific open views across open countryside.

GARAGE

5.5m x 2.7m (18'1" x 8'10")

Up and over door to the front. Casement window to the side. Electric light and power. Consumer unit and electric meter. Concrete floor.



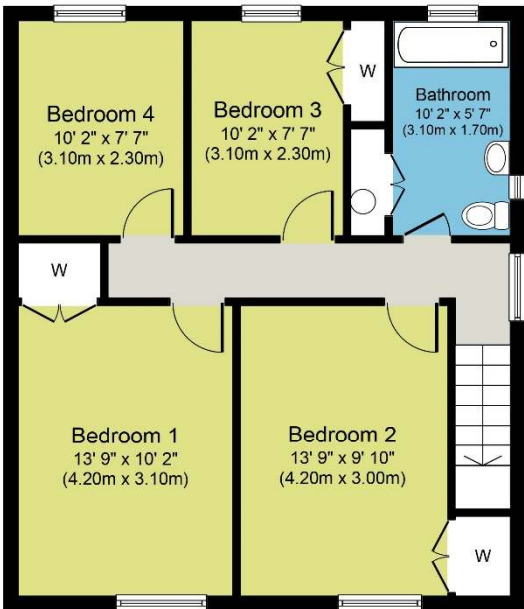
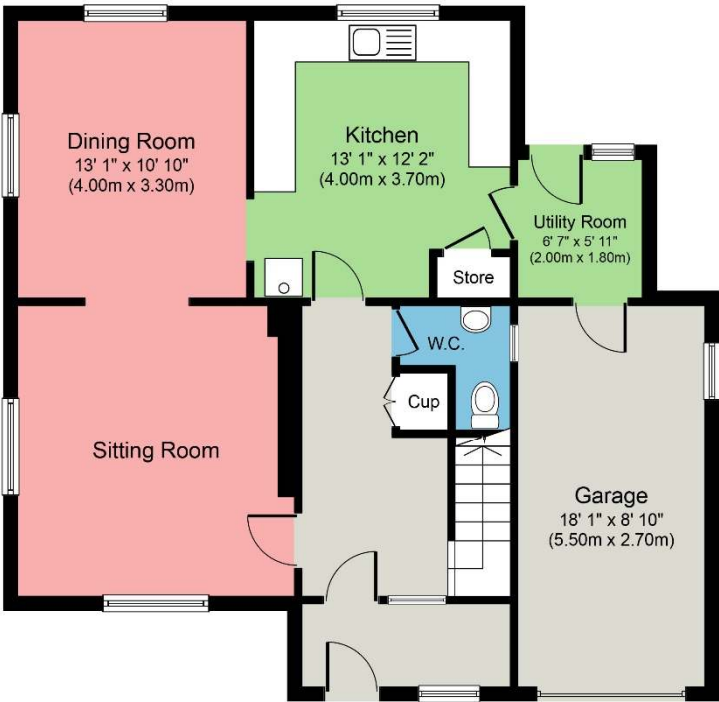
GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil fired central heating.
Council Tax:	Band: E (Ryedale District Council).
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Post Code:	YO62 4DE.
EPC Rating:	E40.
Viewing:	Strictly by prior appointment through the Agent's office in Malton





View of Ampleforth village.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2022 | www.houseviz.com

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

C010 Printed by Ravensworth 01670 713330