

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



## Valley View

Ampleforth, York, YO62 4DQ

£275,000



## Valley View

Ampleforth, York, YO62 4DQ

STYLE - Charming Semi Detached Home

HIGHLIGHTS - Updated, Generous Accommodation, Three Reception Rooms, Three Bedrooms, Good Sized Plot, Off Street Parking.

THREE WORDS - Village. Lifestyle. Space.

A beautifully updated three-bedroom semi-detached home occupying a generous plot within the highly sought-after village of Ampleforth.

Enjoying an enviable position within this desirable North Yorkshire village, 7 Valley View is a charming semi-detached property that has been thoughtfully modernised by the current owner to create a warm, spacious and inviting family home. Offering versatile accommodation, generous gardens and ample off-road parking, this delightful property combines modern comforts with village charm.





### STEP INSIDE

A practical entrance vestibule welcomes you into the home before leading through to a spacious reception hall. From here, there is access to the principal living accommodation, together with a bespoke understairs wine rack and staircase rising to the first floor. The ground floor has newly fitted flooring.

The reception room has bespoke shelving and benefits from a large window overlooking the front elevation, allowing natural light to flood the room. Open-plan to the living room, this superb space provides an ideal setting for both family life and entertaining. The generously proportioned living room centres around an attractive wood-burning stove, creating a cosy focal point, while sliding patio doors open into the sunroom and currently used as a dining area. This wonderful addition enjoys lovely views over the south-facing rear garden and provides direct access onto the patio, seamlessly connecting indoor and outdoor living.

The modern fitted kitchen is accessed from the reception hall and offers an excellent range of wall and base units, ample worktop space and a selection of integrated appliances. A window overlooks the rear garden, while a side door leads to a covered area providing access to a cloakroom and two additional versatile rooms, offering exciting potential for a variety of uses subject to individual requirements. The covered section also provides access to the boiler/utility room and solid fuel store, with external doors opening to both the front and rear of the property.

### FIRST FLOOR

To the first floor are three well-proportioned bedrooms, all tastefully decorated, with two rooms benefiting from fitted wardrobes. The contemporary house bathroom is fitted with a stylish white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by attractive tiled surrounds.

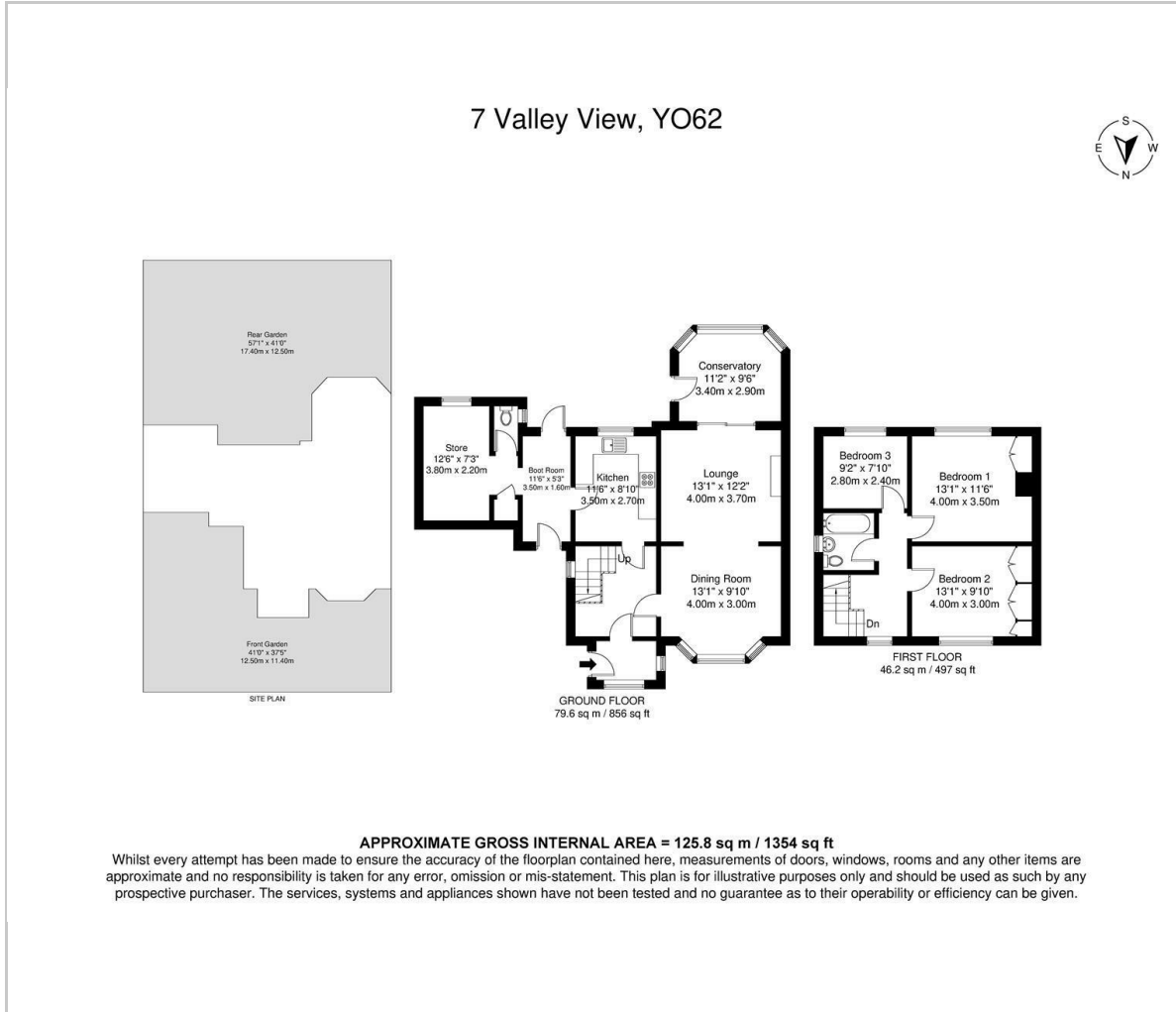
### OUTSIDE

Externally, the property continues to impress. The front garden has been designed for ease of maintenance and provides ample off-road parking numerous cars. To the rear lies a particularly generous south-facing garden, predominantly laid to lawn and offering a wonderful space for families, outdoor entertaining or keen gardeners seeking a blank canvas to create their ideal outdoor retreat.

A superb opportunity to acquire a beautifully presented village home in one of Ryedale's most sought-after locations.



## Floor Plan



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>

## Area Map



## Energy Efficiency Graph

