



THE LAURELS, STATION ROAD, AMPLEFORTH

£375,000 Offers in Excess Of

Carter Jonas

THE LAURELS, STATION ROAD, AMPLEFORTH, YO62 4DG

**A TRANQUIL, STYLISHLY APPOINTED TERRACE HOME WITH A SPACIOUS KITCHEN,
THREE BEDROOMS, AND A CHARMING FRONT GARDEN SANCTUARY.**

Located in a quiet street, this impeccably presented terrace property offers a perfect blend of style and functionality. Step inside to discover two versatile reception rooms, a stunning 17-foot hand built kitchen and a conservatory, creating an ideal space for both relaxation and entertainment.

Upstairs, three generous bedrooms provide ample space for family or guests, whilst the modern shower room boasts a luxuriously large shower enclosure. Outside, enjoy the convenience of off-street parking and a low-maintenance rear garden.

But the true showstopper awaits at the front: a lush, verdant oasis that greets you, setting this home apart from its neighbours. This unexpected urban retreat offers a tranquil escape from the bustle of daily life.

With its thoughtful design and surprising touches, this property isn't just a house - it's a haven waiting to be called home.

Connected to mains Electric and Water
Water and drainage provider: Yorkshire Water
Oil Fired Central Heating
Broadband Speed - please go to
checker.ofcom.org.uk/en-gb/broadband-coverage
Mobile coverage - please go to checker.ofcom.org.uk

TENURE Freehold

LOCAL AUTHORITY Ryedale

COUNCIL TAX C

EPC BAND D



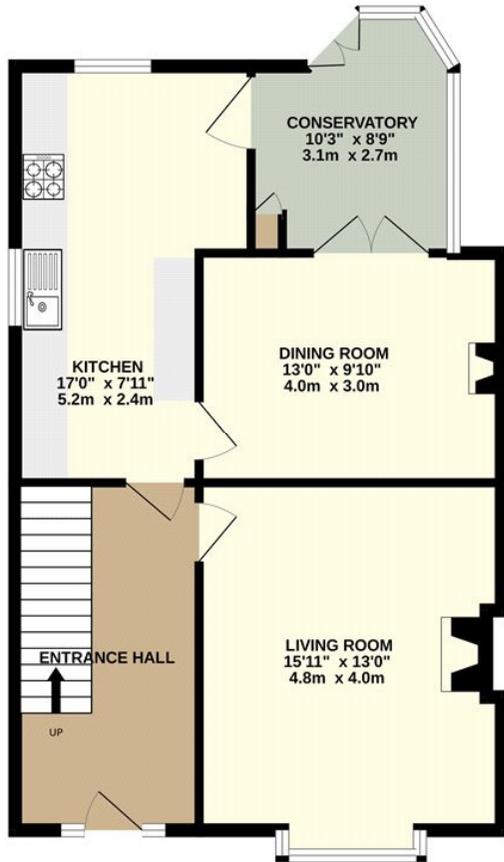


Classification L2 - Business Data



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GROUND FLOOR
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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