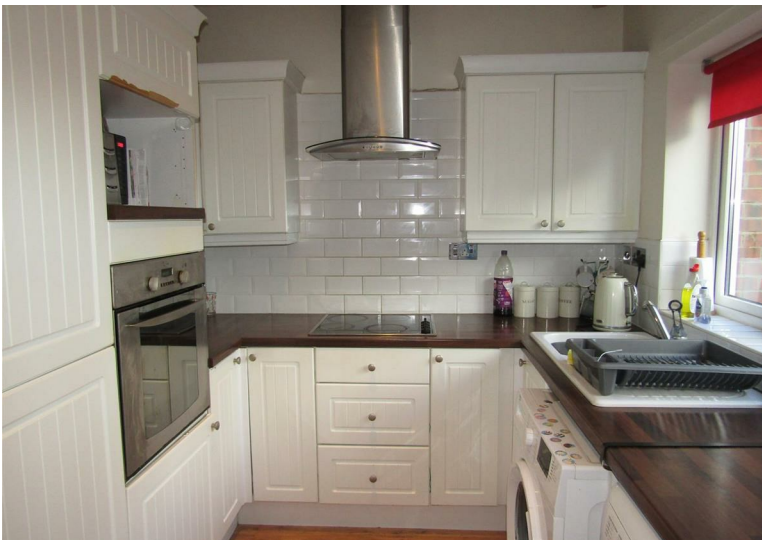




14 St. Johns Grove
Kirk Hammerton, York, YO26 8DE
Guide price £290,000



A TWO BEDROOMED SEMI-DETACHED HOME IN THE POPULAR VILLAGE OF KIRKHAMMERTON
LOUNGE, KITCHEN, CONSERVATORY, SHOWER ROOM AND WC TO THE FIRST FLOOR
TWO DOUBLE BEDROOMS AND HOUSE BATHROOM TO THE FIRST FLOOR
AMPLE PARKING FOR A NUMBER OF VEHICLES
ENCLOSED LARGE REAR GARDEN OUT BUILDING WITH POWER AND LIGHT
PLANS PASSED TO EXTEND AT THE REAR, DETAILS ON REQUEST
EPC COUNCIL TAX BAND B



Summery

This property is tastefully decorated throughout and offers an exciting opportunity for further development of which plans have been passed for a single story extension (details on request) . It features a dependable oil-fired central heating system and double-glazed windows, contributing to a cosy and energy-efficient living environment.

As we delve into the specifics, the property presents a variety of well-sized rooms, each with approximate dimensions that can easily accommodate your design aspirations. This space not only invites your personal touch but also empowers you to create a home that reflects your unique style and vision. :

This house is an ideal choice for families, professionals, or anyone seeking a tranquil lifestyle in a beautiful setting. With its appealing features and prime location, this property is not to be missed.

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Description

GROUND FLOOR

ENTRANCE HALL With staircase to first floor, wall hanging space for cloaks, double glazed window to side.

LIVING ROOM 14' 10" x 10' 10" (4.52m x 3.3m) max With double glazed window to front, double radiator beneath, T.V. aerial, telephone point, fitted storage cupboard.

INNER HALL With boiler cupboard (off) housing oil fired combi-boiler, modern radiator.

BREAKFAST KITCHEN 10' 10" x 7' 10" (3.3m x 2.39m) Fitted with a range of Shaker style wall and base units, cupboards and drawers, inset hob with extractor hood above, ceramic sink with drainer and mixer tap, space and plumbing for automatic washing machine , tiled splashbacks, double glazed window to rear aspect, inset ceiling down lighting.

CONSERVATORY 10' 9" x 8' 10" (3.28m x 2.69m) With double glazed UPVC windows to three sides enjoying a

pleasant outlook over lawned gardens, single door along with double patio door to side.

DOWNSTAIRS W.C. Comprising low flush w.c., floating wash basin with tiled splashback, single radiator, double glazed window to side.

DOWNSTAIRS SHOWER Comprising walk-in shower cubicle with stone tiling to walls and flooring, inset ceiling spotlight with extractor, wall mounted shower with thermostatic control and separate hand held shower head.

FIRST FLOOR

MASTER BEDROOM 15' x 10' 10" (4.57m x 3.3m) A light and spacious room with double glazed window to the front, radiator beneath, and storage cupboard.

BEDROOM TWO 10' 11" x 7' 10" (3.33m x 2.39m) With double glazed window to rear aspect, radiator beneath, loft access hatch.

HOUSE SHOWER ROOM 7' 4" x 4' 2" (2.24m x 1.27m) Fitted with a white suite comprising low flush w.c., pedestal wash basin, walk-in shower cubicle with wall mounted electric Triton shower, tiled walls, and floor covering, double glazed window to side, inset ceiling spotlights, chrome ladder effect heated towel rail.

TO THE OUTSIDE Driveway to the front and side provides ample off-street parking.

GARDENS A convenient hand gate on the side leads to a spacious enclosed rear garden The property showcases a well-maintained lawned garden, ideal for outdoor activities, and features colourful flower borders, all enclosed.

The raised stone-paved patio area is perfect for entertaining and al fresco dining, providing ample space for outdoor furniture.

At the rear of the garden there is a handgate which gives access to a fully enclosed low maintenance hard-standing area comprising gravel and concrete.

The area and outbuilding was previously used for storage and dog kennels.

OUTBUILDING 21' 5" x 12' 6" (6.53m x 3.81m) With light and power . Access via a UPVc single door, double glazed window to side, work bench with space beneath.

Location

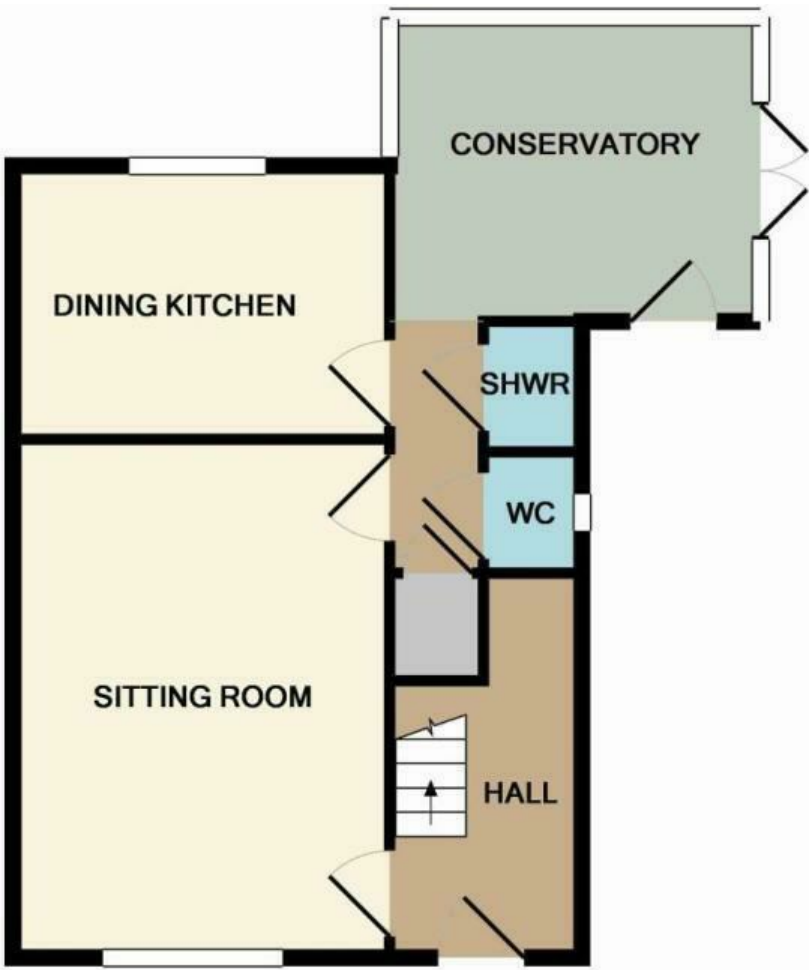
Kirk Hammerton is a charming historic village located conveniently near the A59, which connects Harrogate and York. Its strategic position offers quick access to the A1/M1 link road, making it an ideal spot for commuters. The village is well-served by public transportation, featuring a regular train service that connects residents to key nearby cities, including York, Harrogate, and Leeds. This accessibility not only enhances the village's appeal for those working in urban areas but also allows residents to enjoy the tranquil countryside while still being within reach of the amenities and attractions of larger towns and cities.

Directions

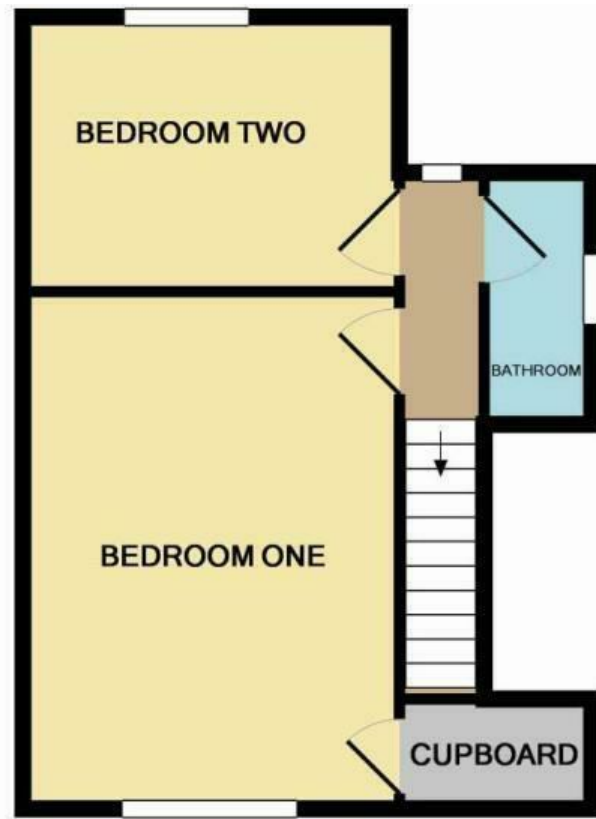
Travelling north on the A1(M) take junction 47 signposted A59 exit to Knaresborough/Harrogate. At the roundabout take the 3rd exit and continue onto New Road into Kirk Hammerton. Turn right into Station Road, left into Gilsforth Lane, continue onto Chapel Street which becomes Church Street, turn left into Rathmell Grove and left again into St Johns Grove







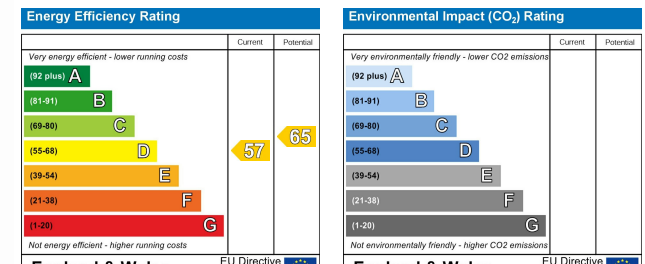
GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 321 SQ.FT.
(29.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 760 SQ.FT. (70.6 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee is made as to their availability or efficiency, or as to their condition.



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