



**43 New Lane, Green Hammerton, York
YO26 8BL**

Guide price £299,950

SITUATED IN THE POPULAR VILLAGE OF GREEN HAMMERTON
A DELIGHTFUL TWO BEDROOMED SEMI DETACHED BUNGALOW
KITCHEN, SITTING ROOM, SHOWER ROOM
ELECTRIC HEATING, SINGLE DETACHED GARAGE,
ADDITIONAL OFF STREET PARKING FOR A NUMBER OF VEHICLES
EXTENSIVE FRONT AND REAR GARDENS
NO ONWARD CHAIN EPC TO FOLLOW



Summary

An immaculately presented two-bedroom semi-detached bungalow featuring attractive front and rear gardens, along with ample parking and a garage, situated in this highly sought-after village of Green Hammerton between Harrogate and York. This lovely two-bedroom semi-detached bungalow is a wonderful opportunity you won't want to miss! Nestled right in the heart of this charming village, it features a welcoming entrance hall, a cosy lounge which could be combined with a dining area, a well-equipped kitchen, and an inner hall leading to two inviting bedrooms and a stylish modern shower room. You'll also appreciate the extensive gardens at both the front and back, plenty of off-street parking space, and a handy detached single garage.

Location

Green Hammerton is easily accessible to the A1M which is an excellent commuting link to the business centres of North and West Yorkshire, including Leeds, Bradford, York and beyond. The property is also well located for local train connections at Cattal and Kirk Hammerton providing a daily service to York, Knaresborough, Harrogate and Leeds. Green Hammerton is a highly sought after village with a variety of amenities including a primary school, public house, doctors surgery, parish church, village hall and playing fields.

Description

Sitting Room 17'9 x 11'00
Wide splayed bay window to the front elevation. Fireplace fitted TV and Satellite connections. Telephone point. Recessed ceiling downlights. Ceiling cornice. Radiator.

Kitchen 9'9 x 7'
Windows on the side elevation. Inset stainless steel sink unit. Range of medium oak floor and wall units which at base level comprise: cupboards and drawers with heat resistant worktops over. Additional heat resistant work surfaces with space beneath for domestic appliances. Slot- in cooker space. Matching fitted wall cupboards with tiling under. Plumbing for automatic washer.

Inner Hall Access to the roof void with fitted loft ladders. Built in cupboard.

Bedroom One 11'9 x 7'9
Window overlooking to the rear gardens. A range of fitted wardrobes. Radiator.

Bedroom Two 8'9 X 8'6
Window overlooking the rear gardens. Radiator.

Shower room
Frosted window on the side elevation. Fitted with a natural contemporary suite which comprises: A walk in shower, Vanity unit with hand basin. Low level WC. Part tiled.

OUTSIDE

Garage
A tarmacked driveway leads past the side of the property giving access to a detached garage with Up-and-over door. Window in the rear elevation.

Gardens The front garden is mainly laid to lawn with hedged boundary to two sides . There is a further area of gardens to the rear which is lawned offers potential to create a formal garden.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E		46	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		