



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

Offers in excess of £300,000

OPEN TO VIEW TUESDAY THE 27TH OF MAY BETWEEN 11:30 AND 1PM CALL 01423 329010 TO BOOK YOUR APPOINTMENT
SITUATED IN THE HIGHLY REGARDED VILLAGE OF GREEN HAMMERTON
IN NEED OF A FULL REFURBISHMENT
WITH EASY COMMUTE TO YORK AND HARROGATE CLOSE TO AMENITIES AND VILLAGE SCHOOL
A TRADITIONAL 3 BEDROOM LINK - DETACHED PROPERTY
ENTRANCE HALL, SITTING ROOM, DINING KITCHEN, WC
THREE BEDROOMS AND BATHROOM
SINGLE GARAGE + AMPLE PARKING, FRONT AND REAR GARDENS.
ONE NOT TO BE MISSED! EPC TO FOLLOW COUNCIL TAX BAND D



Description

This presents a unique opportunity to acquire a detached residence situated within an expansive garden on New Lane, Green Hammerton. The property is conveniently located within walking distance of the village shop, school, and doctor's office, making it a practical choice for daily living. Although the property requires specific updates, it presents a remarkable opportunity for extension (subject to the requisite planning permissions and building regulations) and renovation to create a distinctive home. The property comprises, Entrance hallway a reception room, a breakfast kitchen, and a ground-floor WC. On the first floor, there are two double bedrooms, a single bedroom, and a bathroom. Externally, there exists a garage. Notably, the extensive garden to the rear and side provides numerous possibilities.

Location

Green Hammerton is a popular village situated 10 miles west of York just off the A59 Harrogate road, with easy commuting links to the A1M and Harrogate which is 12 miles to the west. Green Hammerton itself has a public house, school, doctors and a post office. There are also stations at nearby Hammerton and Cattal with train services through to York, Harrogate, Leeds and beyond.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	