



LINFIELD HOUSE BERNARD LANE
Green Hammerton, York



GSC GRAYS

PROPERTY • ESTATES • LAND

LINFIELD HOUSE BERNARD LANE

York, YO26 8BP

This charming three bedroom home is tucked away in the centre of Green Hammerton and provides spacious accommodation which is beautifully presented with modern interiors combined with a lovely cottage feel and south facing gardens.

ACCOMMODATION

A delightful and spacious modern three bedroom village property
Sympathetically extended and modernised in recent years
With enclosed south facing gardens
Positioned centrally in the popular village of Green Hammerton



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Linfield House

This charming home is tucked away just off York Road, in the centre of Green Hammerton. Linfield House provides spacious accommodation which is beautifully presented with modern interiors combined with a lovely cottage feel. The private south-facing garden is a particular feature of the home.

The property is approached through a secure wooden gate, a pathway leads to the front door which opens to the porch and hall. To the left of the hall is living room featuring a window with garden views and recently installed multi fuel stove and display shelving and storage unit. Glazed internal doors lead to the home office/garden room which is perfect for those working from home with French doors to the rear garden, vaulted ceiling and Velux roof lights. To the right of the hall is the superb open-plan kitchen diner. The handmade kitchen is from the well-respected 'Main Company' based in the village. It consists of an extensive range of units in a tasteful Farrow and Ball shade with oak and tiled worktops over a range of integrated appliances. There is also a sizable understairs pantry cupboard. To the right of the kitchen is the dining area a perfect space for entertaining. Off this area is the utility room with stable style rear entrance door, Belfast sink, washing machine and the downstairs wc. The boiler is housed in the utility room and this has recently been replaced.

The staircase leads to the light and airy landing which has large storage cupboards and windows to the rear elevation. The fabulous master bedroom has a pitched ceiling with double aspect Velux roof lights and windows to the side elevation. There are two further double bedrooms both with built-in storage. The bathroom has been totally refitted and now has a superb walk in shower and complimentary white suite.





Outside

Accessed via a secure wooden gate, the south facing garden features a substantial York stone patio, octagonal greenhouse, timber raised planters, woodshed and a further brick paved seating area centred around a lawn.

The property is approved via a driveway which provides off-street parking for a number of vehicles. There is a side access to the property leading to the utility door, wooden garden shed and oil tank.

Situation and amenities

Green Hammerton occupies an extremely convenient position, just off the A59 York Road, having good access into York, Harrogate, Knaresborough and the A1M which provides North/~South connections and close proximity to Leeds City Centre. The village itself benefits from a primary school, recently reopened public house, church, post office, village hall and sports field. The local railway stations at Cattal and Kirk Hammerton provide access to Leeds, Harrogate and York and further direct connections to London Kings Cross.

The Appeal of our Home - The Owners Insight

Linfield House is an incredibly comfortable and welcoming home. It has the character and charm of a period cottage and many people think it's older than it is. It's quiet and the enclosed garden gives a real sense of privacy and seclusion. The village retains its original feel with local amenities, which many villages have now lost, and the community is very active but not in any way intrusive.



Local Authority and Council Tax Band

North Yorkshire Count Council

Council Tax Band D

EPC

Rating D

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale.

All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words

///boils.pine.snares

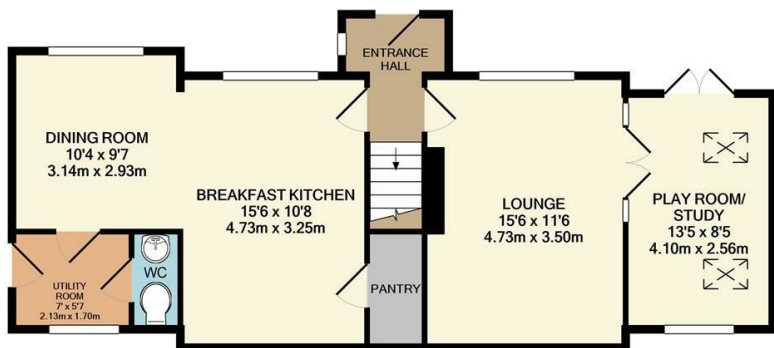
Viewings

Strictly by appointment with GSC Grays 01423 590500

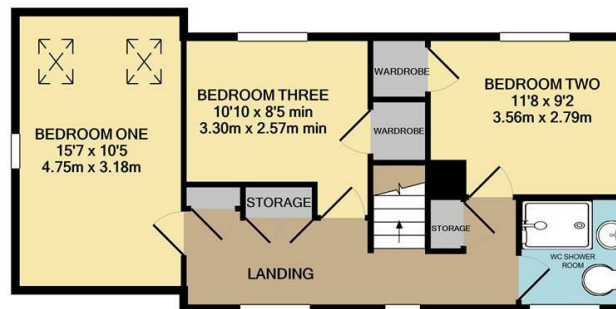
Disclaimer

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 676 SQ.FT.
(62.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 543 SQ.FT.
(50.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1219 SQ.FT. (113.3 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 as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

