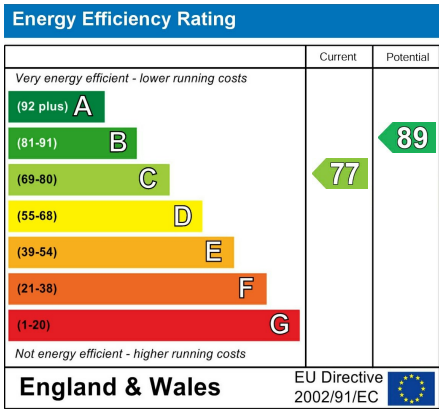


Floor Plan



Energy Performance Certificate



Directions

Council Tax Band Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£400,000

12 Hughlings Close, Green Hammerton, YO26 8FL

3 Bedroom House - Semi-Detached

A very well presented three bedroomed semi detached house offering spacious living accommodation over three floors and benefitting from a superb location in the ever popular village of Green Hammerton.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating and double glazing the living accommodation comprises; entrance hall with a useful storage cupboard, downstairs w/c, open plan living kitchen which opens out into the lounge which has double doors leading out into the lovely rear garden. The kitchen has integrated appliances which include, fridge and freezer, dishwasher and washing machine.

On the first floor the landing leads to the second and third double bedrooms which are equally great sizes and then a house bathroom with a modern white suite with a shower over the bath, w/c and hand basin. There is also storage cupboard on the landing.

There is a study area with a pleasant view out of the front of the property with stairs leading up into the master suite which has an amazing size bedroom area, fitted wardrobes and a stunning ensuite shower room with walk in shower, w/c and hand basin.

Outside

Outside to the front of the property there is a large driveway which offers off street parking for multiple vehicles. There is a side access gate with a pathway leading to the rear garden which has a lovely patio area, lawn, well stocked flower beds, a variety of trees including plum, pear, apple and two cherry trees.

Surrounding Area

Benefitting from a superb location in Green Hammerton, the village has a primary school, church, village shop with a Post Office, The Bay Horse pub, sports clubs and Whixley & Green Hammerton Library which serves all residents of Ouseburn villages. There is a strong sense of community. There are also useful transport links with easy access onto the A1M and also Hammerton train station which is on the York, Knaresborough, Harrogate and Leeds line.

