



New Build Boroughbridge Road, Green Hammerton, York, YO26 8AD

Guide Price £850,000

  
**Churchills**  
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- DETACHED 4 BEDROOMED
- NEW BUILD
- MODERN DAY COUNTRY LIVING
- REPUTABLE LOCAL BUILDER C J COOK
- SECLUDED TUCKED AWAY POSITION
- FAMILY HOME
- HIGH-QUALITY SPECIFICATION
- DUE TO BE COMPLETED SPRING 2025
- PARKING AND GARDENS
- EASE OF ACCESS ONTO THE A59 AND THE A1M

## THE PROPERTY

AN EXCELLENT OPPORTUNITY TO ACQUIRE AN ECO FRIENDLY DETACHED 4 BEDROOMED FAMILY HOME OF APROX 2200 SQ FT TO BE BUILT TO A HIGH-QUALITY SPECIFICATION FOR MODERN DAY COUNTRY LIVING CURRENTLY UNDER CONSTRUCTION AND DUE TO BE COMPLETED SPRING 2025 BY REPUTABLE LOCAL BUILDER C J COOK DEVELOPMENTS. WITH PARKING, OAK CAR PORT AND GARDENS ENJOYING A SECLUDED TUCKED AWAY POSITION WITHIN LEVEL WALKING DISTANCE OF THE VILLAGE AMENITIES AND WITH EASE OF ACCESS ONTO THE A59 AND THE A1M FOR TRAVEL FURTHER AFIELD. BENEFITS INCLUDE AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING THROUGHOUT, DOUBLE GLAZING, SOLID WOOD FLOORING TO GROUND FLOOR, QUALITY KITCHEN AND BATHROOM FITTINGS.

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

## ACCOMMODATION

### Specification

- TIMBERFRAME CONSTRUCTION
- CLAY PAN TILED ROOF
- UNDERFLOOR HEATING THROUGHOUT
- PREMIUM AIR SOURCE HEAT PUMP
- ENGINEERED OAK FLOORING TO THE GROUND FLOOR
- QUALITY CARPETS TO THE FIRST FLOOR AND BEDROOMS
- LUXURY BATHROOM FITTINGS
- HIGH SPECIFICATION KITCHEN WITH QUALITY APPOINTMENTS
- QUALITY ELECTRICAL FIXTURES INCLUDING DATA CABLES AND TV POINTS IN ALL BEDROOMS
- A RATED UPVC DOUBLE GLAZED WINDOWS
- ALUMINUM BIFOLD DOORS AND LATERN ROOF
- COMPOSITE ACCESS DOORS
- STONE WINDOW SILLS
- SOLAR PANELS WITH OPTION FOR BATTERY CONNECTIONS

### OUTSIDE

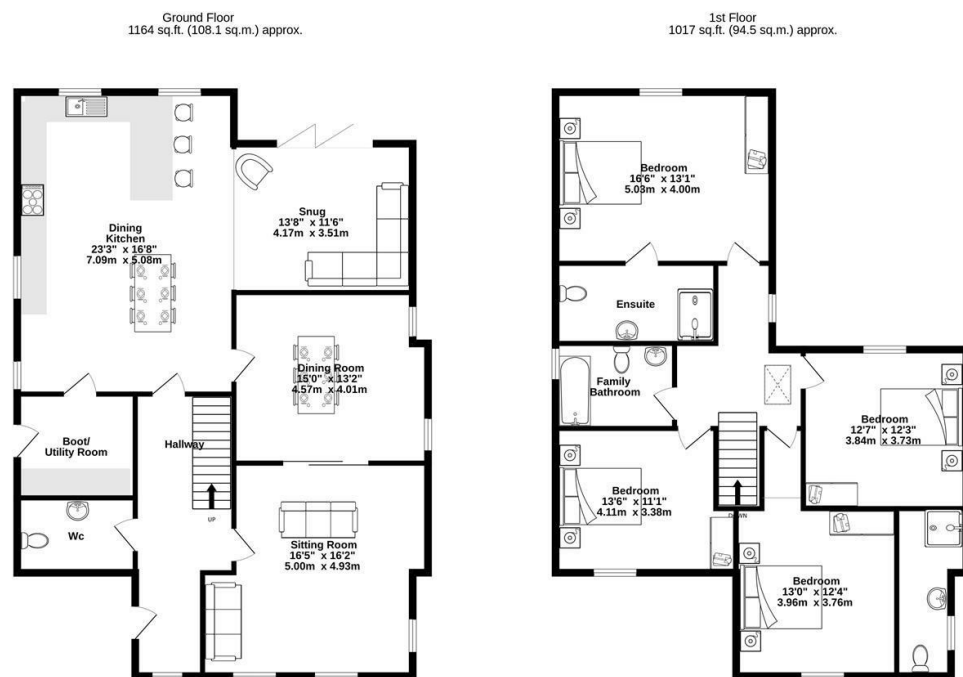
- OAK FRAMED CAR BARN
- REMOTE ELECTRIC GATES
- LANDSCAPED FRONT AND REAR GARDENS
- REAR PATIO WITH ADJOINING LAWNED
- OPEN COUNTRYSIDE VIEWS

**LOCATION** - Green Hammerton is a much sought after village, conveniently placed between Harrogate and York just off the A59 and with easy access to the A1(M) for travel further afield. The village boasts a primary school, public house, general store/post office and doctor's surgery, with the nearby train stations of Kirk Hammerton and Cattal for the commuter.

**SERVICES** – Mains Electricity, Heating Air Source Heat Pump, Water and Drainage  
**TENURE** – Freehold  
**POSTCODE** – YO26 8AD

**DIRECTIONS** – From York proceed along the A59. Turn right signposted Boroughbridge onto the B6265 and take the second right turning onto Boroughbridge Road whereupon the site is on the left-hand side.

**VIEWING** - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



Measurements Taken From Developers Plans

TOTAL FLOOR AREA : 2181 sq.ft. (202.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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