



VERITY
FREARSON

MIDSUMMER HOUSE, CROOKED LANE, KIRK HAMMERTON, YO26 8DG

OFFERS OVER £700,000

MIDSUMMER HOUSE, CROOKED LANE,

Kirk Hammerton, York, YO26 8DG

A spacious and beautifully presented four-bedroom detached home with attractive garden, generous driveway and double garage, situated in this delightful position with countryside views within this popular village between Harrogate and York.

This impressive home has been updated and modernised to a high standard by the current owners. On the ground floor a large reception hall welcomes you to the property, where there is a contemporary floating staircase leading to the first floor. There is a stunning open-plan kitchen and living area with a modern fitted kitchen and glazed doors leading to the attractive garden. There is also a large sitting room with wood-burning stove and additional reception room or home office, plus a ground-floor cloakroom. Upstairs, there are four good-sized bedrooms, an en-suite shower room and family bathroom. There is also a landing with study area that could be adapted to create a self-contained office or small fifth bedroom if required. A generous drive provides parking and leads to a garage and there is an attractive rear garden with garden room providing an additional outdoor entertaining space.

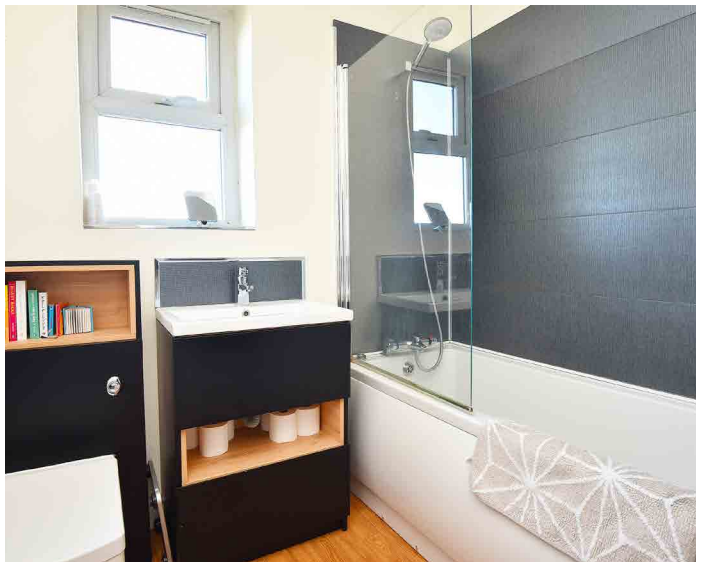
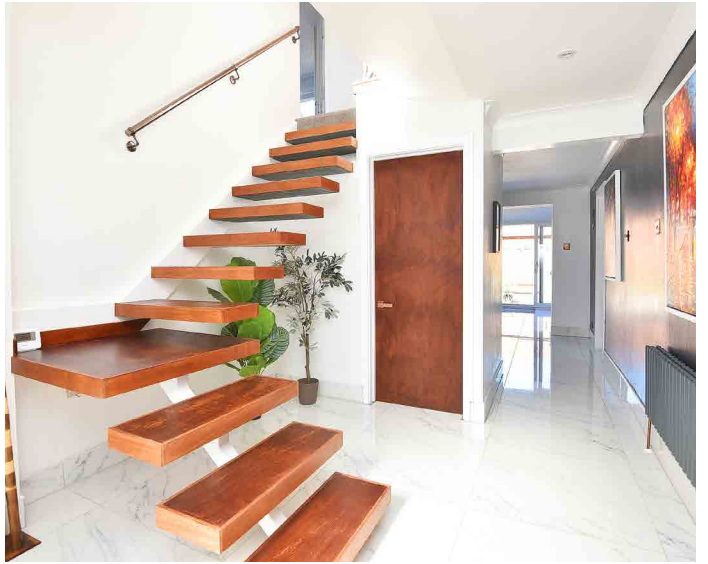


2 Reception Rooms · Living Kitchen · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Double Garage · Attractive Garden With Garden Room







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

A spacious reception hall with bespoke floating staircase leading to the first floor.

SITTING ROOM

A large reception room with windows to the front side and brick fireplace with wood-burning stove.

LIVING KITCHEN

A stunning open-plan kitchen and living space, with sitting and dining areas and windows and glazed doors overlooking the garden. The kitchen comprises a range of modern fitted units with worktop and breakfast bar. Induction hob, integrated oven, dishwasher and space for additional appliances.

STUDY / SNUG

A further reception room or home office providing a useful workspace or additional sitting area.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR LANDING

A spacious landing with study area. There is potential to add a stud wall to create a self-contained office if required.

BEDROOMS

There are four good-sized bedrooms on the first floor. The main bedroom has an en-suite shower room. One of the bedrooms is currently being used as a dressing room.

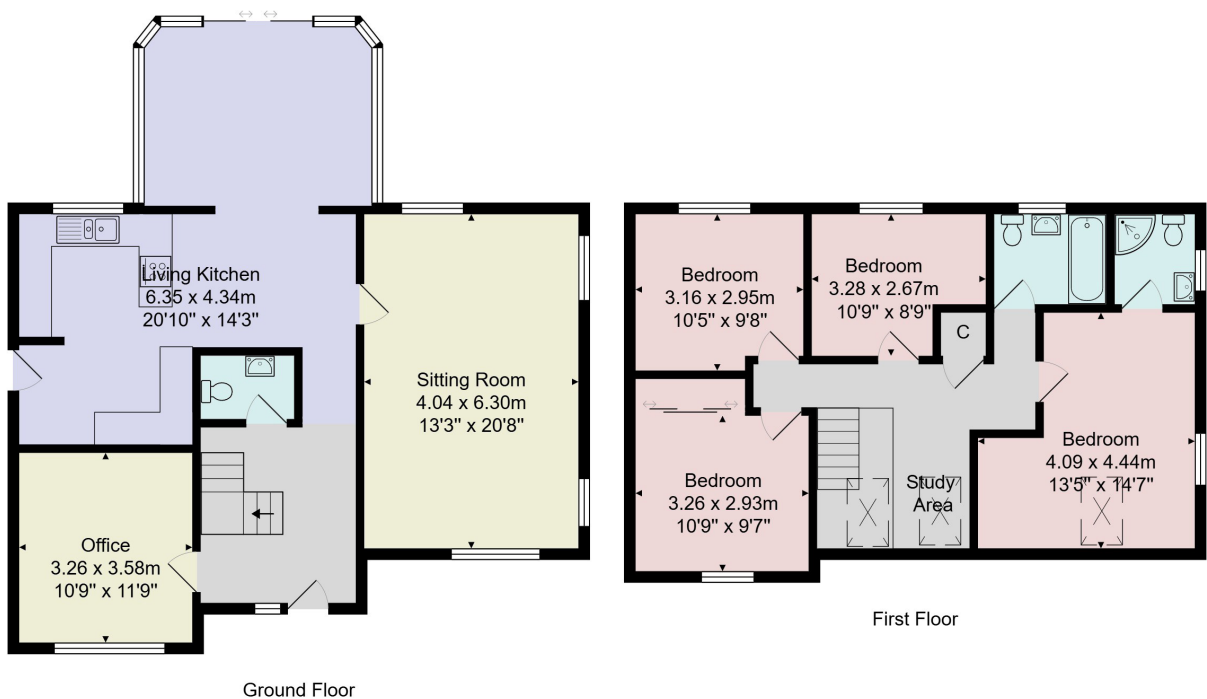
EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and bath with shower above.

FLOOR PLAN



Total Area: 158.3 m² ... 1704 ft²
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Outside

A driveway provides ample off-road parking and leads to a double garage. To the rear is an attractive garden providing excellent outdoor entertaining space with planted borders and garden room providing an additional covered sitting area/party room.

Location

Kirk Hammerton is a delightful village situated between Harrogate and York and provides easy access to the A1 motorway. The property is within easy walking distance of the local railway station and provides regular services to York, Harrogate and Leeds, making the property ideally situated for commuting to work, access to local schools, shopping trips and days out. Within the village there is also a primary school, sports club and church. The nearby village of Green Hammerton offers further amenities including village shop, post office, doctor's surgery, public house and social club.

Services

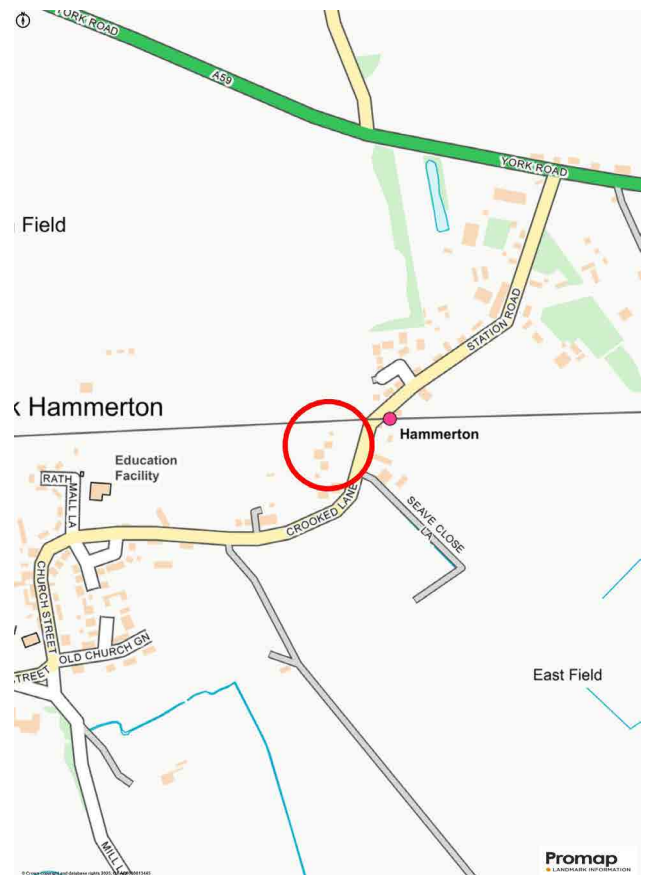
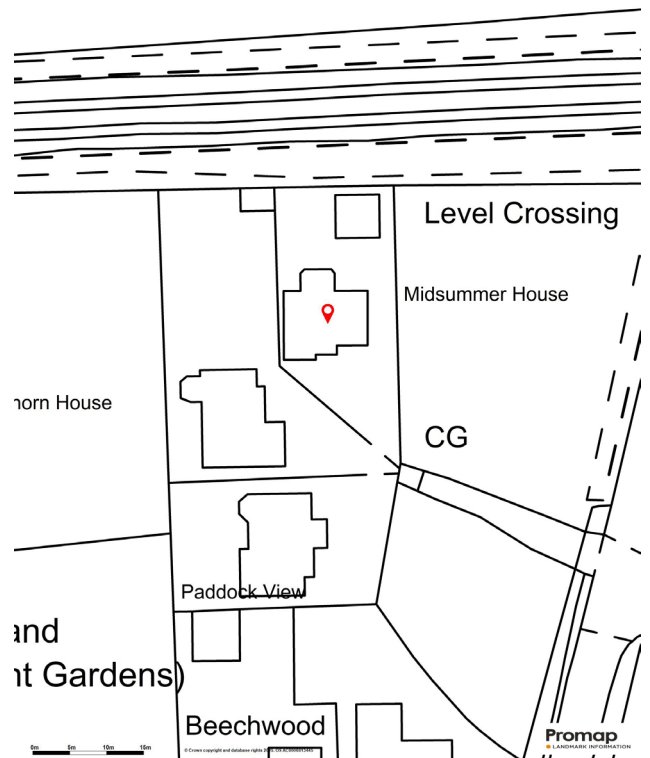
Central heating is provided by an air-source heat pump.

Tenure

Freehold

Council Tax Band - F

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Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





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