



VERITY
FREARSON

THE WHITE HOUSE, YORK ROAD, GREEN HAMMERTON, YO26 8BN

OFFERS OVER £975,000

THE WHITE HOUSE, YORK ROAD,

Green Hammerton, YO26 8BN

A most impressive, four / five bedroom detached family home providing generous and flexible accommodation with outbuildings and enclosed paved garden, situated in this delightful village position.

This substantial and individual property provides generous accommodation comprising two / three reception rooms and a stunning, newly fitted modern kitchen. There is also a boot room, pantry and downstairs shower room. On the first floor there are four large bedrooms, en-suite and two bathrooms, together with a useful laundry room. One of the reception rooms on the ground floor has potential to be used as an additional bedroom, if required. To the rear of the building there are useful outbuildings including a garage and workshop, which have huge potential to be further developed to create additional living accommodation or self-contained annexe accommodation, subject to obtaining the necessary consents. Timber gates lead to the drive which provides ample parking, and there is an attractive paved courtyard to the rear.



2 / 3 Reception Rooms · Kitchen · Boot Room · Pantry · Cellar · Shower Room

4 / 5 Bedrooms · En-Suite Shower Room · 2 Bathrooms

Ample Off-Road Parking · Attractive Courtyard To Rear

Generous Outbuildings Including Workshop, Garage and Store







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

DINING ROOM

A spacious reception room with space for large dining table. Attractive fireplace with wood-burning stove.

SITTING ROOM

A further very good-sized reception room with glazed doors leading to the rear garden. Attractive fireplace with open fire and wood flooring.

KITCHEN

A stunning, modern kitchen with a range of high-quality wall and base units with quartz worktop, island and breakfast bar. Integrated appliances, including Neff built in hide and slide ovens, warming drawers, microwave / oven, induction hob, two dishwashers, 2 integrated fridges, integrated freezer and hot-water and water filter tap.

BEDROOM / LIVING ROOM

A double bedroom or potential additional reception room.

BOOT ROOM

Providing a very useful storage area with worktop and sink. Integrated washing machine and space for a tumble dryer.

PANTRY

Providing useful storage space.

LOWER GROUND FLOOR CELLAR

There is a small cellar with the additional storage area.

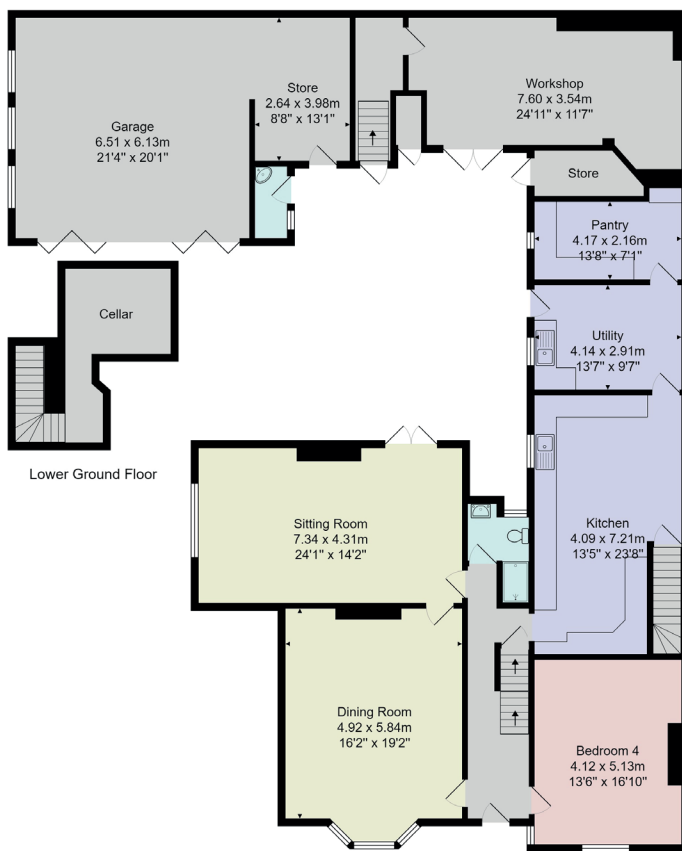
FIRST FLOOR

There are four good-sized bedrooms on the first floor. The main bedroom has an en-suite shower room. One of the bedrooms is linked to the main house but also has potential to be used as an annexe bedroom, connected with the outbuildings. There is also a large laundry room which could potentially be used as a kitchen for the annexe or easily be reconfigured as an additional bedroom, if required.

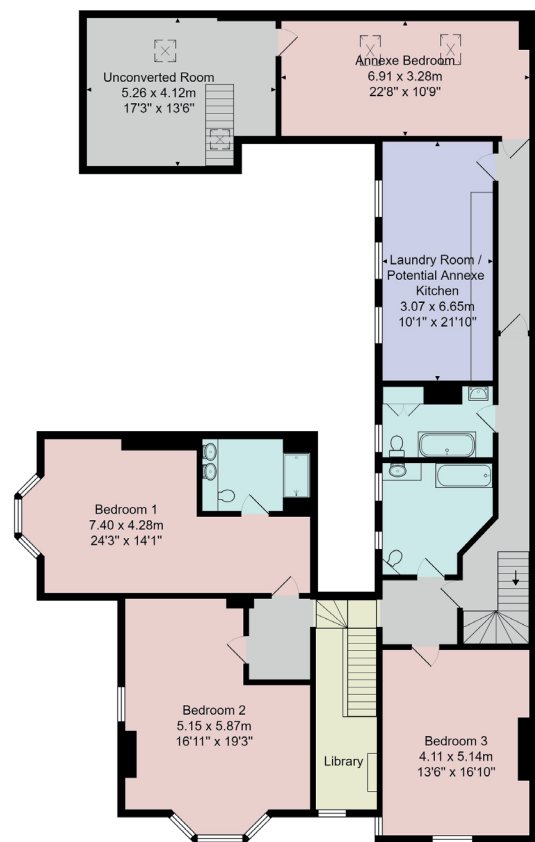
BATHROOMS

In addition to the en-suite shower room, there are two first-floor bathrooms with modern fittings. There is also a downstairs shower room.

FLOOR PLAN



Ground Floor



First Floor

Total Area: 457.2 m² ... 4922 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

Timber double gates, provide access to a large tarmac and paved drive providing ample parking. To the rear of the property there is an attractive paved courtyard providing an excellent outdoor entertaining space.

Outbuildings

To the rear of the property, there are generous outbuildings, including a workshop, garage and store. This outdoor space provides very useful storage accommodation, but also has huge potential to be further developed to form part of the accommodation and could potentially create an office or studio or self-contained annexe accommodation, which could be linked with the bedroom above, subject to obtaining the necessary consents.

Location

The property is situated in a heart of Green Hammerton, a desirable and convenient village between Harrogate and York. The village has many local amenities including a primary school, doctor's surgery, pub, village hall and shop. The location also provides easy access to the A1(M).

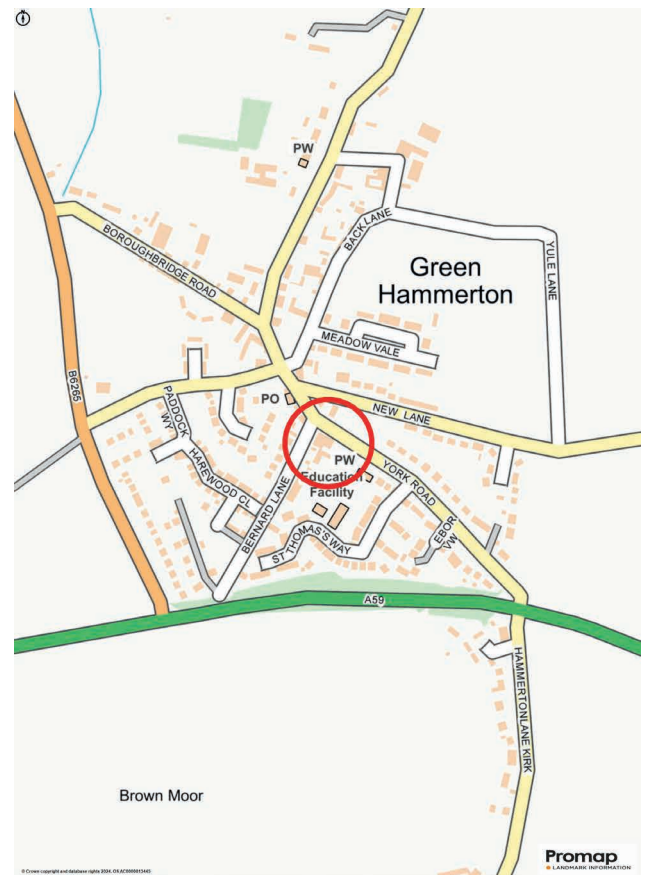
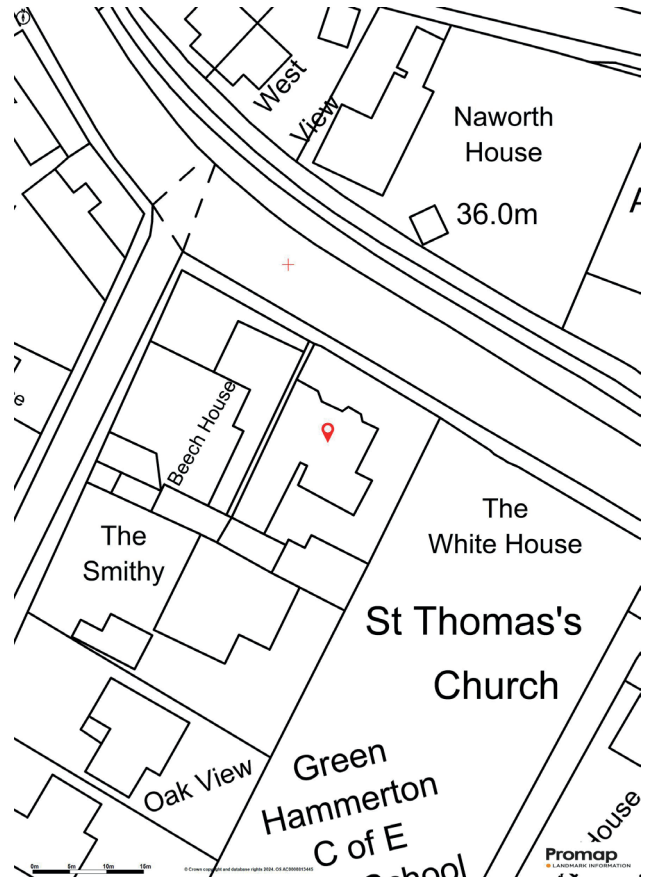
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		49	71

England & Wales EU Directive 2002/91/EC

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