



Boroughbridge Road, Green Hammerton, York Asking Price £599,995

**** NO ONWARD CHAIN ****

A charming period cottage set within the heart of one of the regions most sought after villages, enjoying flexible 3/4 bedroom family living accommodation, with enormous scope for improvement.

The property is set within generous south facing gardens and is being offered for sale with vacant possession.



Accommodation

This stunning period cottage, set within the heart of Green Hammerton, offers a substantial and flexible family living accommodation with scope for further expansion and improvement. The property requires a programme of modernisation and upgrading and provides a once in a generation opportunity.

Internally, the property is entered at the front into an open plan breakfast kitchen having a range of built-in high and low level storage units with granite worktops and inset sink unit. The kitchen features an Aga set in an Inglenook fireplace with tiled surround. There is plumbing for a dishwasher and space for fridge and freezer units. There is a television aerial point and bay window to the front elevation with double glazed casements.

Located off the kitchen is a ground floor wet room with a low flush w/c, pedestal wash hand basin and wall mounted shower attachment with full height tiled splashbacks. The wet room also includes an extractor fan and radiator.

There is a separate dining room having a feature open fireplace with cast iron grate set within an exposed brick surround. The staircase leads to the first floor accommodation and the dining room has an exposed beamed ceiling and double radiator.

An archway leads through into the formal living room with a feature range set on a quarry tiled hearth. There is a built-in under stairs storage cupboard, exposed beamed ceiling, television aerial point and radiator.

Beyond the lounge is a study/family room with a solid fuel burning cast iron stove set on a quarry tiled hearth. French doors lead out onto the garden beyond, and the study also includes a beamed ceiling, mounted shelving and inset display cupboard.

Located at the rear of the property is a utility room with additional fitted worktop, stainless steel sink unit and low level cupboards. The utility room provides plumbing for a washing machine and double fronted storage cupboard. This could also make an ideal ensuite bedroom/granny annex.

There is secondary access through a stable style entrance door into a side reception hall/utility with high level pine cupboards, loft hatch and feature quarry tiled flooring. The hall in turn leads through into a garden room which has twin double fronted windows in addition to French doors which lead out onto the front garden. There is a Velux rooflight, beamed ceiling, and feature quarry tiled flooring.

To the side of the kitchen is a secret courtyard which is fully enclosed and provides very useful additional external storage.

On the first floor is a spacious landing with loft hatch and radiator.

The property features three generous bedrooms, all of which are substantial doubles. The master bedroom has a built-in over stairs cupboard and wardrobe in addition to an ensuite bathroom with a low flush w/c, pedestal wash hand basin and inset bath with wall mounted shower attachment and tiled splashbacks. Bedroom two is located centrally and includes a period fireplace with cast iron basket grate in addition to single and double fronted wardrobes.

Bedroom three also includes a period fireplace with cast iron basket grate and double fronted wardrobe. All three bedrooms have sash casement windows and radiators.

The internal accommodation is completed by a house bathroom which has a low flush w/c, pedestal wash hand basin and inset panelled bath with half height tiled splashbacks. There is a double radiator and built-in airing cupboard housing the hot water cylinder and electric immersion heater.

To The Outside

The property is accessed off a private cobbled and flagged driveway and provides off street parking for up to two motor vehicles.

One of the features of the house is the south facing garden which has been well maintained and landscaped over many years creating the ideal family home.

A blocked paved pathway runs across the front elevation and steps out onto a lawned garden with a circular patio providing ample space for garden furniture.

There are surrounding herbaceous borders, and the garden is fully enclosed to all sides by walled and fenced boundaries.

Included within the sale is a brick and tiled outbuilding separated in two parts as a garden shed and an external utility room.

Green Hammerton remains one of the region's most sought-after villages boasting a highly regarded junior school, a village store, café, and pub. There is quick and easy access to the city centre of York as well as the market towns of Boroughbridge and Knaresborough with the A1 motorway within four miles.

Crucially the property is being offered for sale with both vacant possession, no onward chain and an early inspection is strongly recommended.

Notes

Tenure: Freehold

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 77* Mb download speed

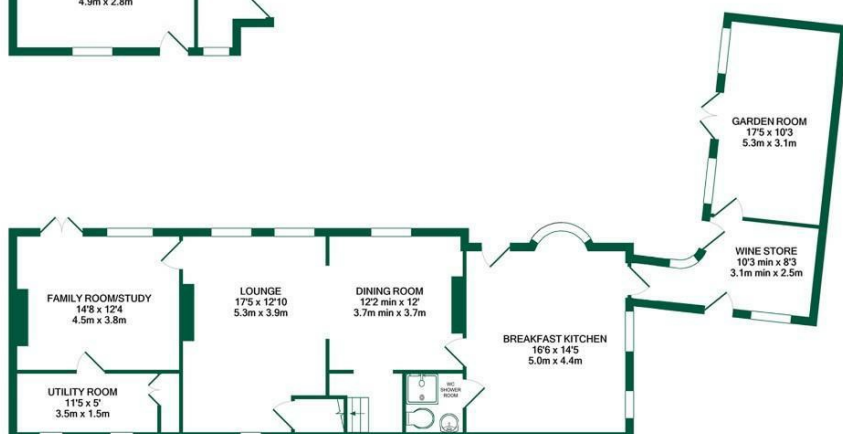
EPC Rating: F

Council Tax: F - North Yorkshire County Council

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01423 867700

* Download speeds vary by broadband providers so please check with them before purchasing.



GROUND FLOOR
APPROX. FLOOR
AREA 1408 SQ.FT.
(130.8 SQ.M.)

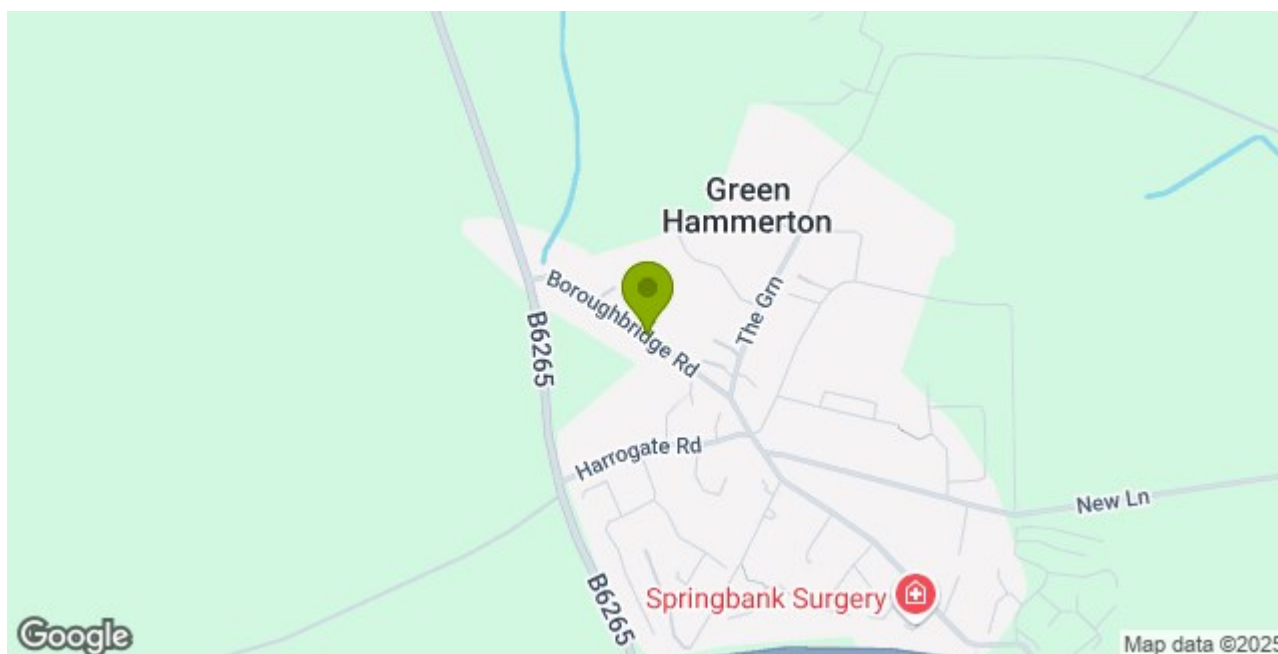


FIRST FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.3 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING
EXTERNAL UTILITY & WORKSHOP 1893 SQ.FT. (175.89 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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