



## Paddock Way, Green Hammerton Guide Price £440,000

A stylish and spacious 3 bedroom detached property, built by Redrow Homes in 2019 to feature around 1,400 sq ft of beautifully presented living space that includes a fabulous 20'10" (6.35m) long dining kitchen and 3 luxurious en-suite bath and shower rooms.

\*\*\* WATCH OUR TEASER REEL NOW \*\*\*

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for stephensons1871.



## Inside

A reception hall with Amtico flooring leads off into a 16'2" (4.95m) long sitting room with walk-in bay window and fitted colonial blinds. The stunning 20'10" (6.35m) long dining kitchen features further Amtico flooring and a range of contemporary base and wall storage cupboards complemented by integrated appliances (gas hob, eye-level double oven and grill, fridge, freezer and dishwasher) and double doors off the dining area allowing access out into the rear garden. The ground floor also features a useful utility room with further garden access and a cloakroom/wc leading off.



The first floor landing leads off into a fabulous larger than average principal bedroom with dressing room and luxurious en-suite bathroom with both bath and separate walk-in shower, 2 further double bedrooms (one with rooftop views and rural glimpses) both with stylish en-suite shower rooms.

Other internal features of note include gas fired radiator central heating, double glazing and the residue of a 10 year NHBC Warranty.



## Outside

Externally the front garden is laid to lawn and a double width driveway provides parking and access into an integral single garage with power and light connected.

The rear garden is enclosed, mainly laid to lawn and features a paved seating area and a base for a summerhouse.

## Energy Efficiency

The property's current energy rating is C (76) and has the potential to be improved to an EPC rating of A (102).



## Services

We have been informed by the Vendor that all mains services are connected to the property.

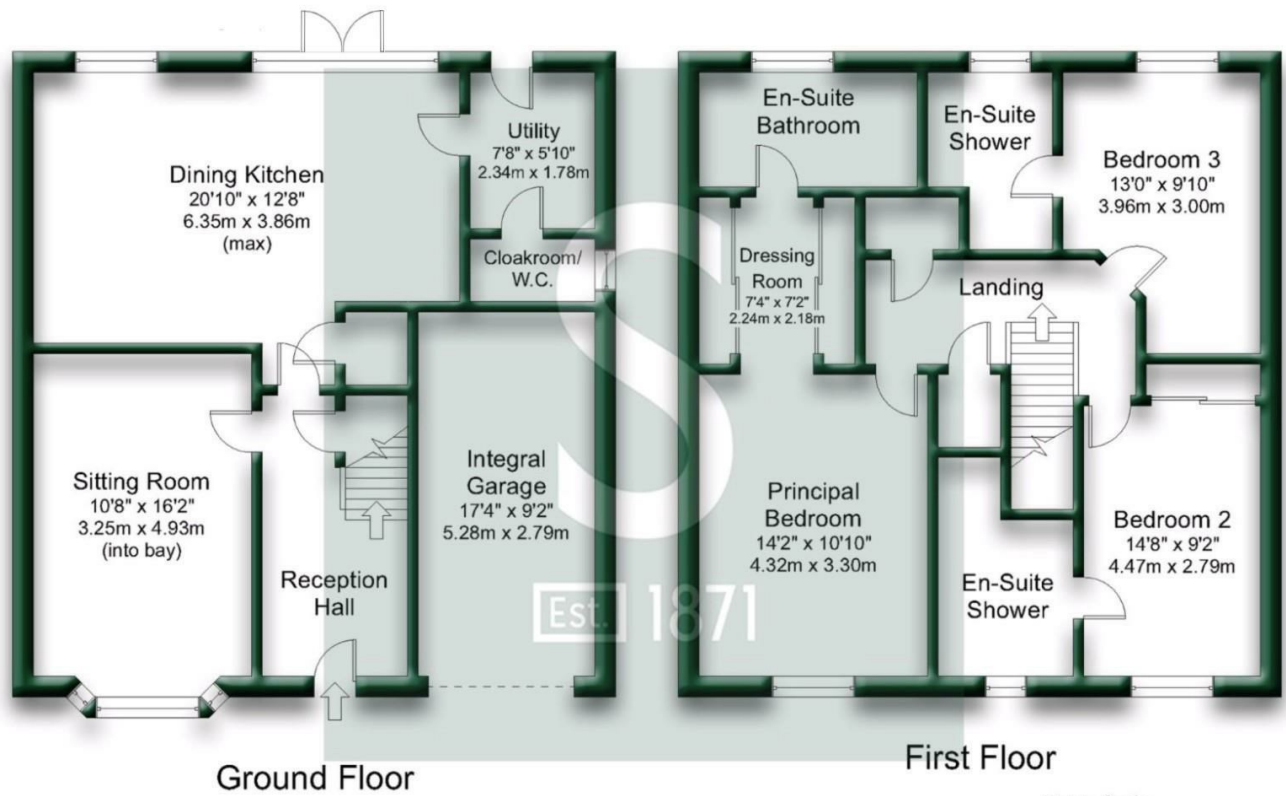
## Tenure

We have been informed by the Vendor that the property is freehold.

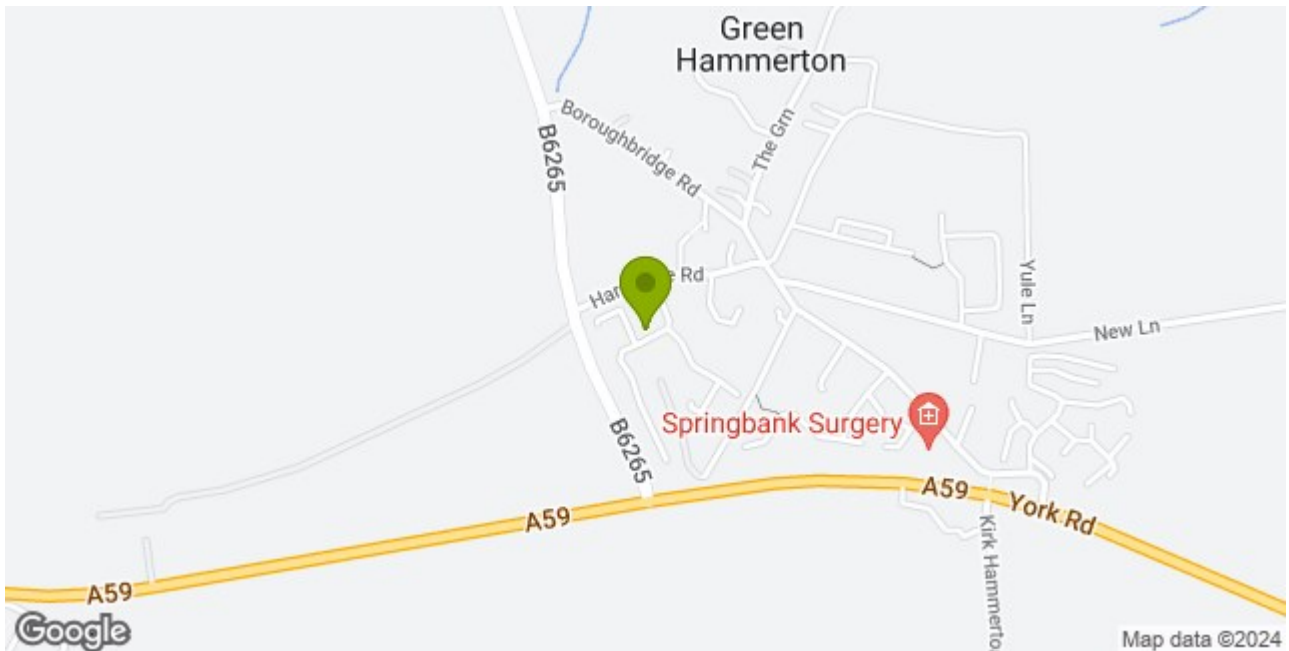
## Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is E. The property's postcode is YO26 8FB.





Gross internal floor area excluding Integral Garage (approx.): 130 sq m (1,400 sq ft) Not to Scale. Copyright © Apex Plans.



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

