



Paddock Way, Green Hammerton Guide Price £440,000

*** 3 BEDROOMS & 3 EN SUITES ***

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



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.

Additional Information

Tenure: Freehold

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

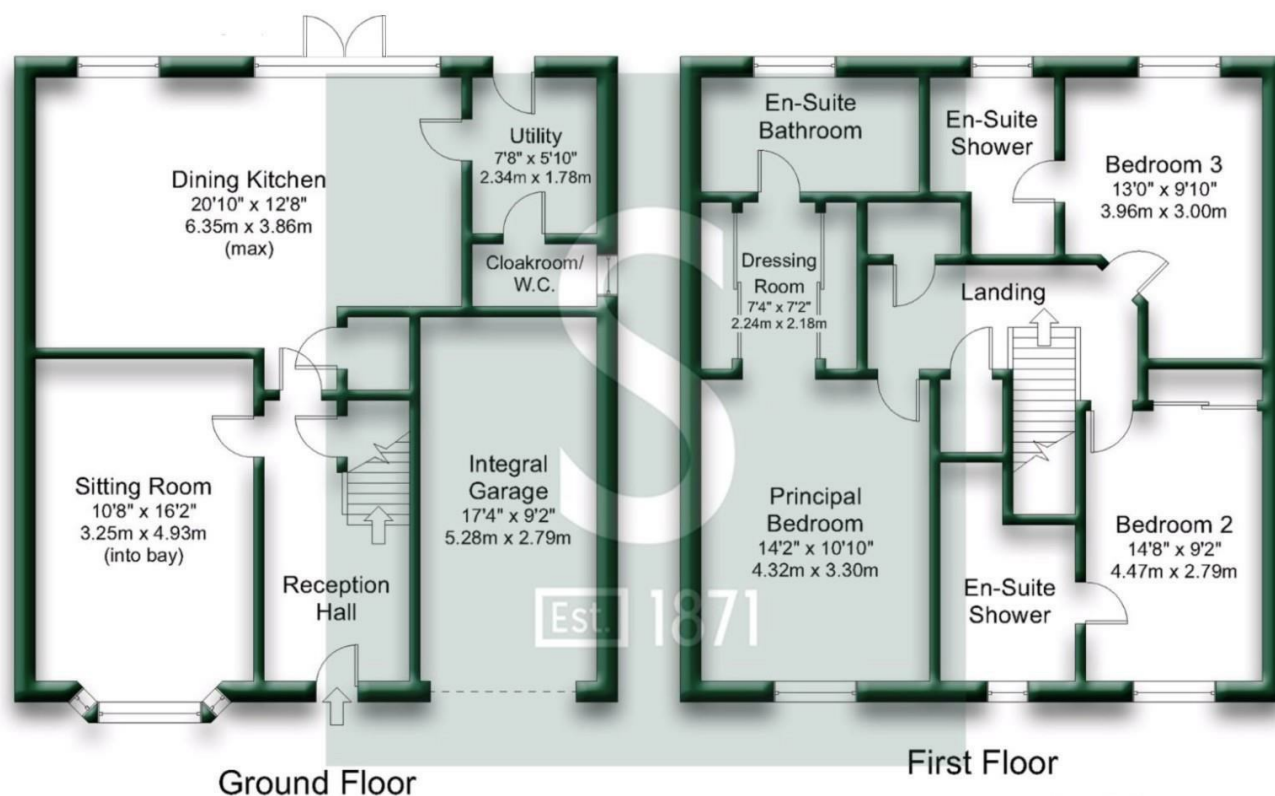
Broadband Coverage: Up to 1600* Mbps download speed

Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

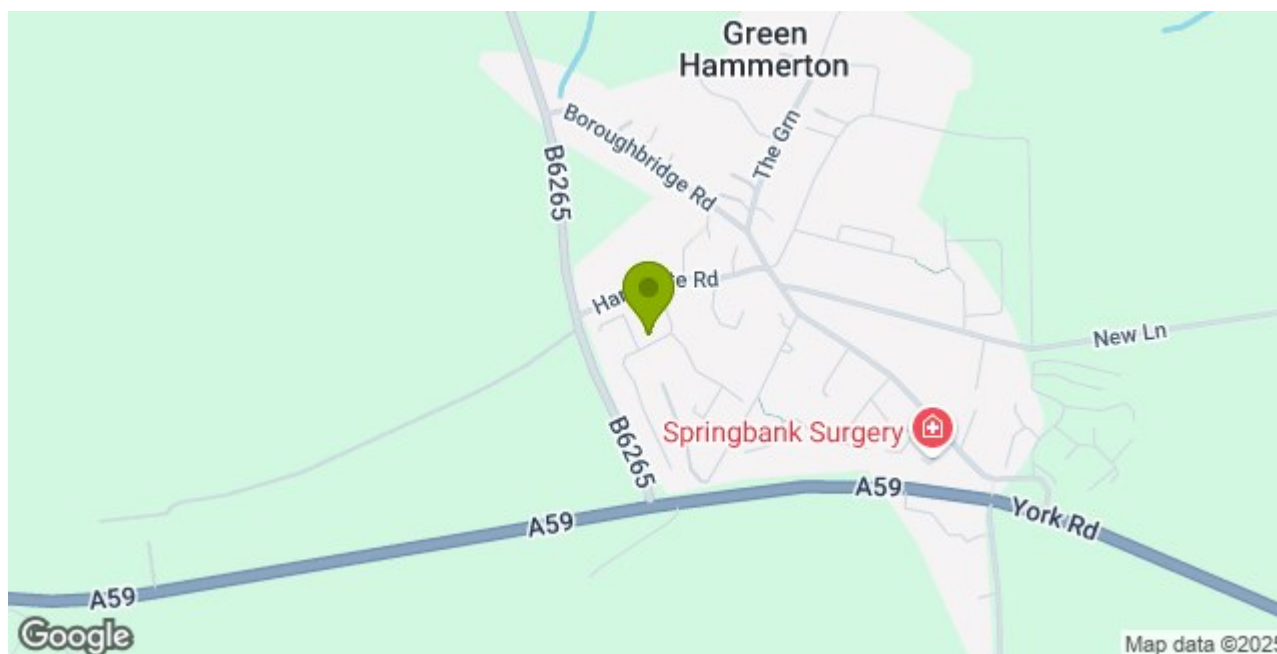
*Download speeds vary by broadband providers so please check with them before purchasing.





Gross internal floor area excluding Integral Garage (approx.): 130 sq m (1,400 sq ft)

Not to Scale.
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