



## 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: All mains and services are understood to be connected with the exception of gas.

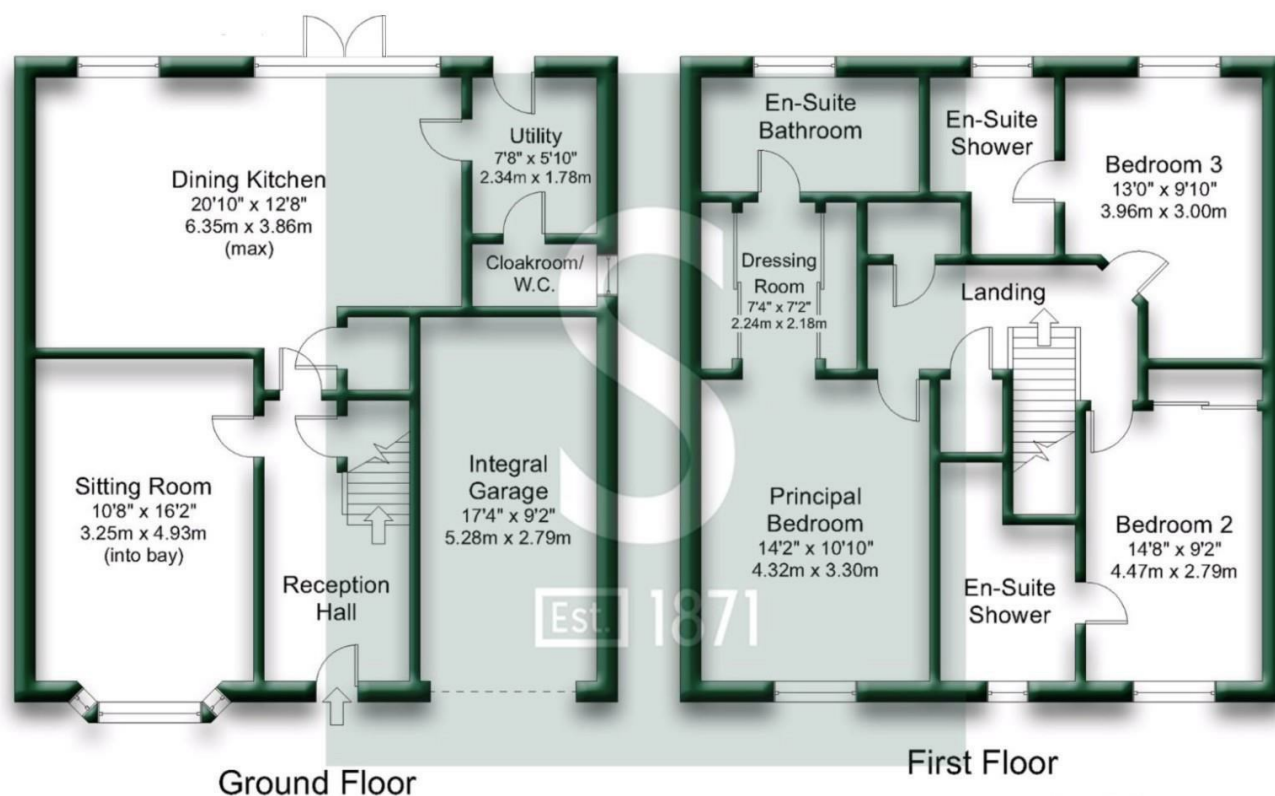
Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

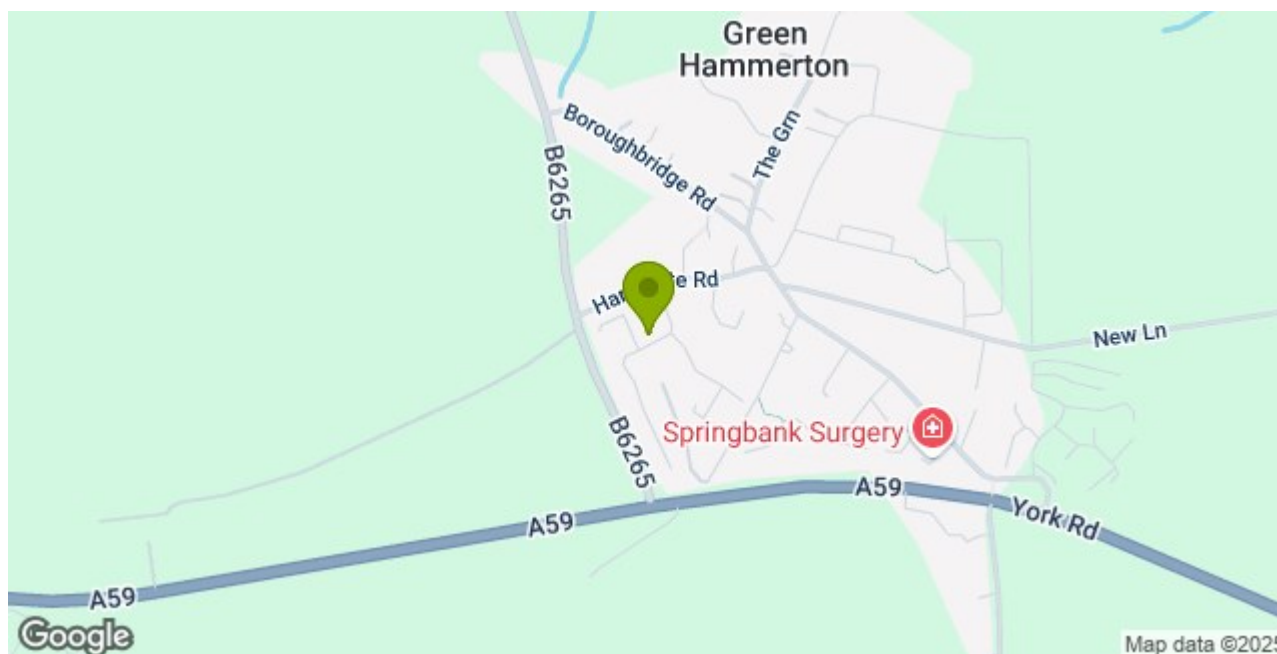
\*Download speeds vary by broadband providers so please check with them before purchasing.





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

Not to Scale.  
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## Stephensons

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## Partners

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## Associates

N Lawrence

