



**32 PADDOCK WAY
GREEN HAMMERTON**

£560,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented, recently constructed, brick built, double fronted family home situated close to recreational areas, in the much sought after village of Green Hammerton.

Green Hammerton is situated between Harrogate and York within easy reach of the A1(M) and offers amenities including post office with village shop and cafe, primary school, public house, church and village hall.

The property has excellent family accommodation with generous rooms, an enclosed, south west facing garden to rear and the benefit of the remainder of the builders warranty.

The accommodation comprises: Large entrance hall, ground floor cloakroom, living room, study, extremely large breakfast kitchen with double glazed doors leading to the rear garden and separate utility room.

To the first floor is a galleried landing, leading to the master bedroom which has a dressing room and en suite shower room, three further double bedrooms and a house bathroom.

4 BEDROOMS

2 RECEPTION ROOMS

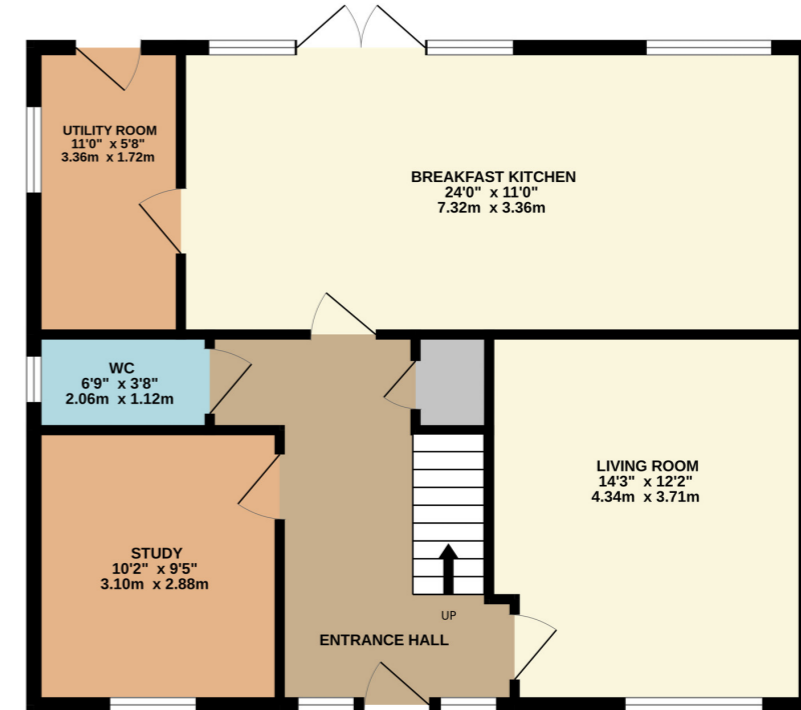
2 BATHROOMS

COUNCIL TAX: F

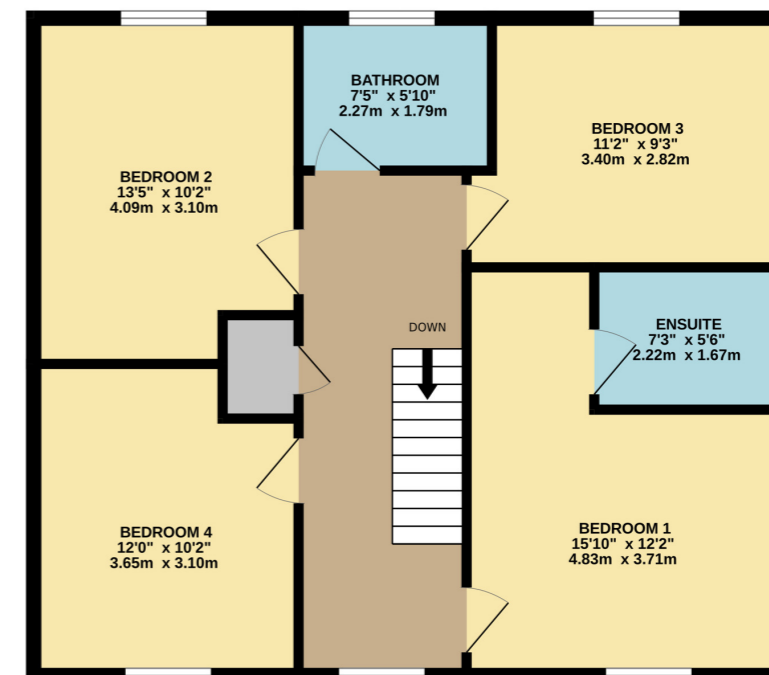
ENERGY RATING: C

TENURE: FREEHOLD

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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OUTSIDE

To the front of the property is a forecourt garden area with pathway to the front door and lawned areas.

To the side a long driveway with ample parking for three vehicles leads to...

Garage **18'9" x 9'6"**
with up and over door, power and light.

To the rear of the property is an enclosed, south west facing garden with flagged patio, lawn, boundary fencing and mature boundary hedging.

DIRECTIONS - YO26 8FB
From Harrogate take the A59 towards York. Turn left onto the B6265 to Green Hammerton. Turn right into Harrogate Road and then right again into Paddock Way.

APPROXIMATE DISTANCES	
Harrogate	11 miles
Railway Station	1,500 metres
Bus Route	350 metres
Airport	20 miles



INSIDE

GROUND FLOOR

- Entrance Hall
- Living Room 14'3" x 12'2"
- Study 10'2" x 9'5"
- Cloakroom with wc 6'9" x 3'8"
- Breakfast Kitchen 24' x 11'
- Utility Room 11' x 5'8"





FIRST FLOOR

- Landing
- Bedroom One 15'10" x 12'2"
- En-suite Shower Room 7'3" x 5'6"
- Bedroom Two 13'5" x 10'2"
- Bedroom Three 11'2" x 9'3"
- Bedroom Four 12' x 10'2"
- Bathroom 7'5" x 5'10"

