

32 PADDOCK WAY
GREEN HAMMERTON
YO26 8FB



NICHOLLS
TYREMAN

32 PADDOCK WAY | GREEN HAMMERTON | YO26 8FB

A recently constructed family home

located in a sought after village between Harrogate and York

Entrance Hall | Living Room | Breakfast Kitchen | Utility Room | Study | Cloakroom with wc

Four Bedrooms | En-suite Shower Room | House Bathroom

Gardens to Front & Rear | Garage & Parking

Council Tax: F | Energy Rating: C | Tenure: Freehold

£525,000





**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.



OUTSIDE

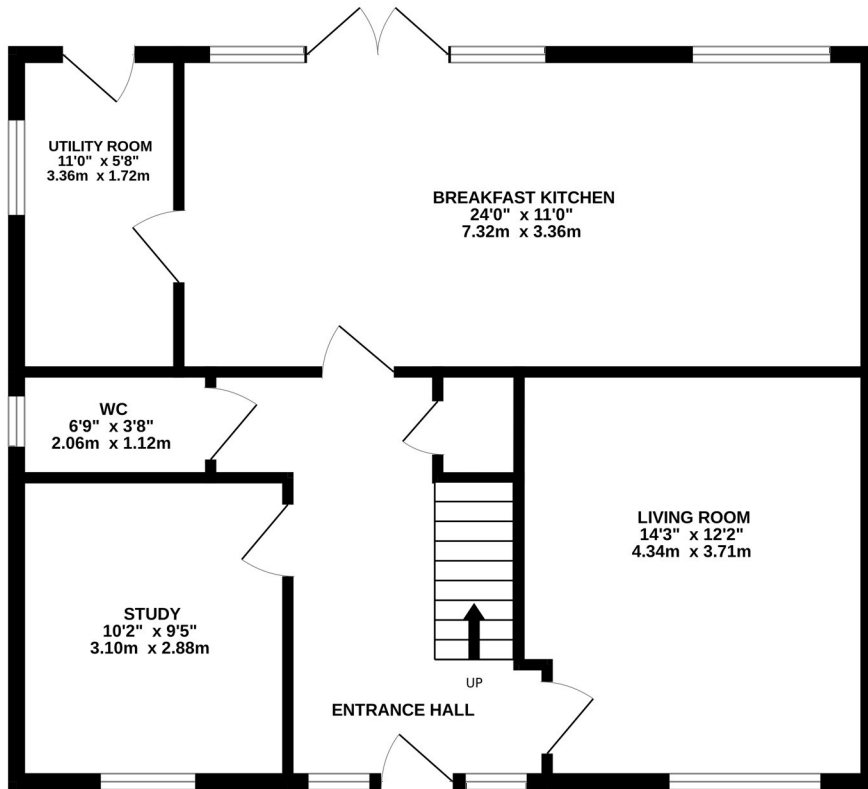
To the front of the property is a forecourt garden area with pathway to the front door and lawned areas.

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.

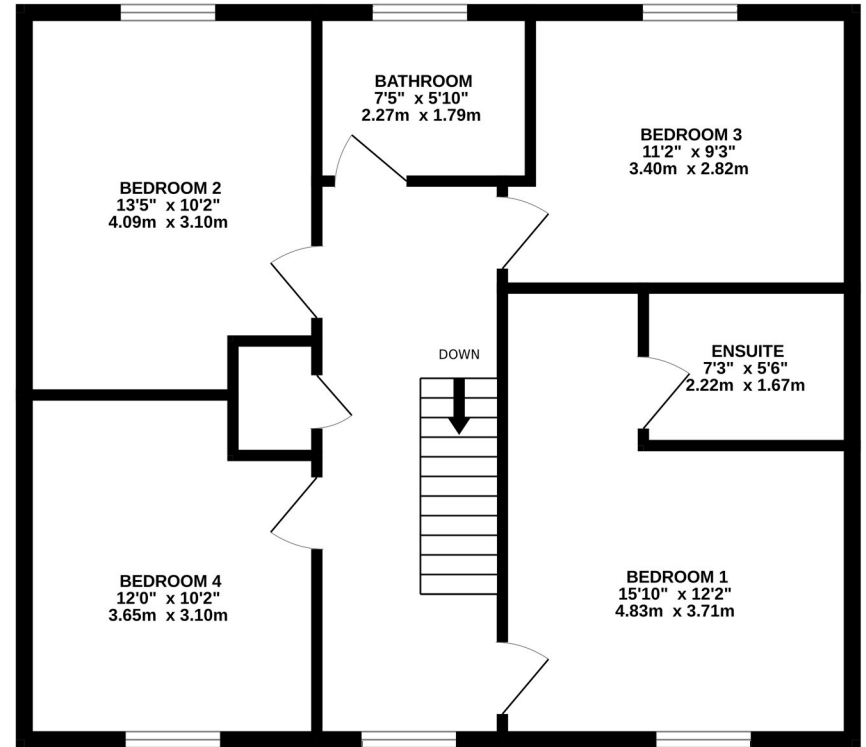
To the rear of the property is an enclosed, south west facing garden with flagged patio, lawn, boundary fencing and mature boundary hedging.



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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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.

WWW.NICHOLLSTYREMAN.COM