



1 Moor Cottages, York Road, Kirk Hammerton
York, North Yorkshire YO26 8DH

Guide Price £329,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale this charming and stylish, three-bedroom semi-detached cottage, with lawned gardens and rear aspect countryside views beyond, situated on the fringes of this highly sought after village of Kirk Hammerton. The current owner has updated and refurbished this lovely property, creating a fabulous versatile home. The layout currently has a mixture of well-proportioned rooms and private spaces, which makes this ideal for a variety of buyers, including families, professional couples and those looking to retire, but also perfect for commuters, being situated between both York and Harrogate. Briefly comprises: Side entrance door, leading into the hallway, passing the contemporary downstairs shower room. To the front, we find the open plan living room, the focal point being the feature fireplace with a wood burning stove, perfect for those cosy evenings. Opening into the cottage style breakfast kitchen, with a range of white units and some integral appliances. Then opening again, into the dining area with plenty of space for a table and chairs and French doors overlooking the garden. We also progress into a side extension, with a sitting room, just right for relaxing out of the way and a handy utility completing the ground floor. The stairwell leads us up to the first-floor landing, with an original stained-glass window, to where we discover three well-proportioned double bedrooms, the principal with its own dressing room, plus a family bathroom. Externally, to the side and rear, the house enjoys gated fenced gardens, with ample off-street parking leading to a hard standing area, perfect for caravan or motor home, a garage with "planning permission" in place, could easily be built for a car/cycle enthusiast, workshop or a studio for those who run a business from home. The rear garden is laid to lawn with a raised decking area complete with a hot tub, just right for outside entertaining all the year round, with views looking out over farmland. Kirk Hammerton is ideally placed for the commuter, within easy reach of the A1/M, which offers direct access to Yorkshire's commercial centres and further afield and within easy reach of the York outer ring road, plus the local towns of Knaresborough and Boroughbridge. There is a local bus service from Ripon to York and stops, just outside the house. The village has its own Church of England Primary School and most pupils, go on to get their secondary education at King James's in Knaresborough and the private school Queen Ethelburga's. The nearby railway station at Hammerton, also provides access to York, Knaresborough, Harrogate and Leeds. Sold with no onward chain! Please do arrange to view this excellent property as soon as possible, to fully appreciate this fabulous home!

Nestled amidst the picturesque landscapes of North Yorkshire, Kirk Hammerton is a popular location for families and commuters. The village offers a range of facilities including a sports club, church and village hall, creating a bustling but tranquil village setting. The village has one primary school, Kirk Hammerton Church of England Primary School. Most pupils go on to get their secondary education at King James's in Knaresborough and the private school Queen Ethelburga's. Commuters have the benefit of the local Hammerton rail station linking to Harrogate, Leeds, York and mainline services to London's Kings Cross. There is excellent access via road from the A59 to principal Yorkshire centres and the A1(M) motorway within approximately 3½ miles. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants.



Entrance Hall

Side entrance door to hallway, tiled flooring, storage cupboard and under stairs storage. Staircase to the first floor. Doors leading to...

Shower Room

10' 0" x 5' 8" (3.05m x 1.73m)

Contemporary suite in white comprising; Walk in shower cubicle with mains shower*, wash hand basin with mixer taps, low level wc, double glazed windows to front aspect and heated rail*.

Living Room

16' 3" x 13' 4" (4.95m x 4.06m)

Double glazed windows to front aspect, feature brick fireplace with inset wood burning stove*, ceiling coving, tv point*, double glazed windows to front aspect and radiator*. Opening to....

Kitchen/Breakfast Room

13' 0" x 10' 10" (3.96m x 3.30m)

Fabulous cottage style kitchen with an attractive range of white base and wall mounted units with matching work preparation surfaces over, inset round sink with mixer tap, breakfast bar, integral appliances include a range cooker*, extractor hood*, fridge/freezer*, dishwasher* double glazed window to rear aspect and door leading outside.

Sitting/Dining Room

17' 7" x 17' 0" (5.36m x 5.18m)

Double glazed windows to side aspect, French doors leading to the rear garden and radiators*. Door leading to...

Utility room

7' 1" x 3' 3" (2.16m x 0.99m)

Handy utility with plumbing for a washing machine*, space for a dryer, bowl wash basin with mixer tap and window to the side aspect,

First Floor Landing

Stained glass sash window to front aspect and built in storage cupboard. Doors leading to...

Bedroom 1

10' 11" x 9' 9" (3.32m x 2.97m)

Double glazed windows to rear aspect and radiator*. Opening to a dressing room with built in wardrobes.

Bedroom 2

13' 5" x 10' 8" (4.09m x 3.25m)

Double glazed windows to front aspect, stripped wood floor and radiator*.

Bedroom 3

15' 5" x 6' 11" (4.70m x 2.11m)

Double glazed windows to rear and side aspects and radiator*.

Bathroom

8' 7" x 6' 7" (2.61m x 2.01m)

Suite in white comprising; Bath with mixer taps and shower head, wash hand basin, low level wc, double glazed windows to side aspect and heated rail*.



Outside

Outside to the front and side, we find gated fenced access and ample off street secure parking for several cars and a hard standing area, suitable for building a garage. To the rear is an enclosed garden, predominantly laid to lawn with a raised patio area, perfect for outside entertaining with a hot tub* and open aspect countryside views.

Agents Note

EPC Rating F. Council tax band D.

Broadband: TalkTalk.

Broadband Speed: Fibre 65.

Water: Yorkshire Water (not metered)

Gas supplier: no mains supply.

Electricity supplier: OVO Energy.

The central heating system is electric.





Energy performance certificate (EPC)

1 Moor Cottages
York Road
Kirk Hammerton
YORK
YO26 8DH

Energy rating

F

Valid until:

12 March 2029

Certificate number:

0438-6029-7277-6131-2900

Property type

Semi-detached house

Total floor area

132 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Bishops Personal Agents

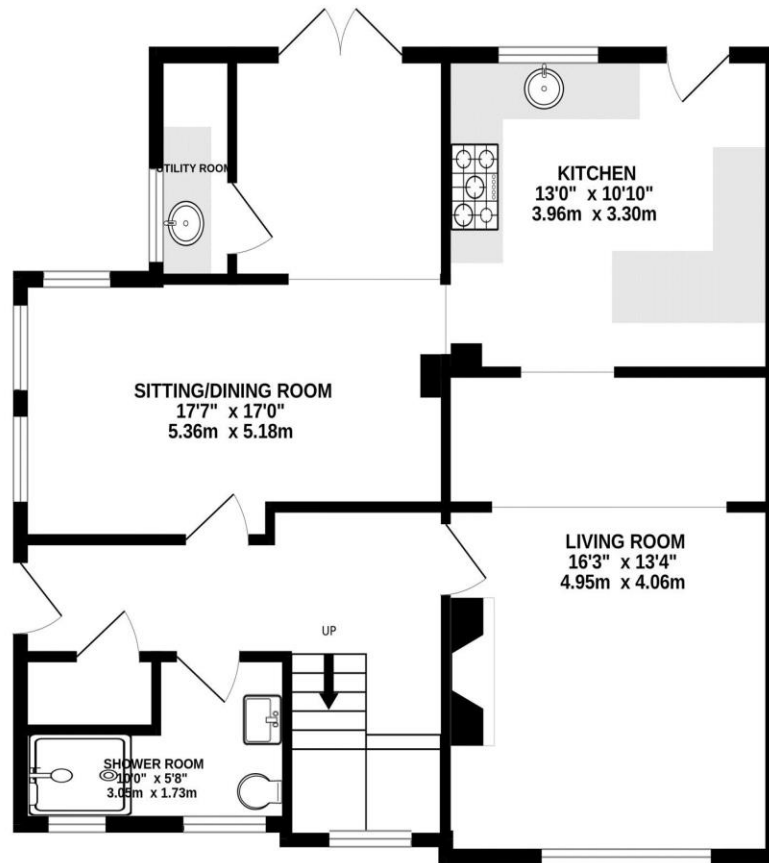
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

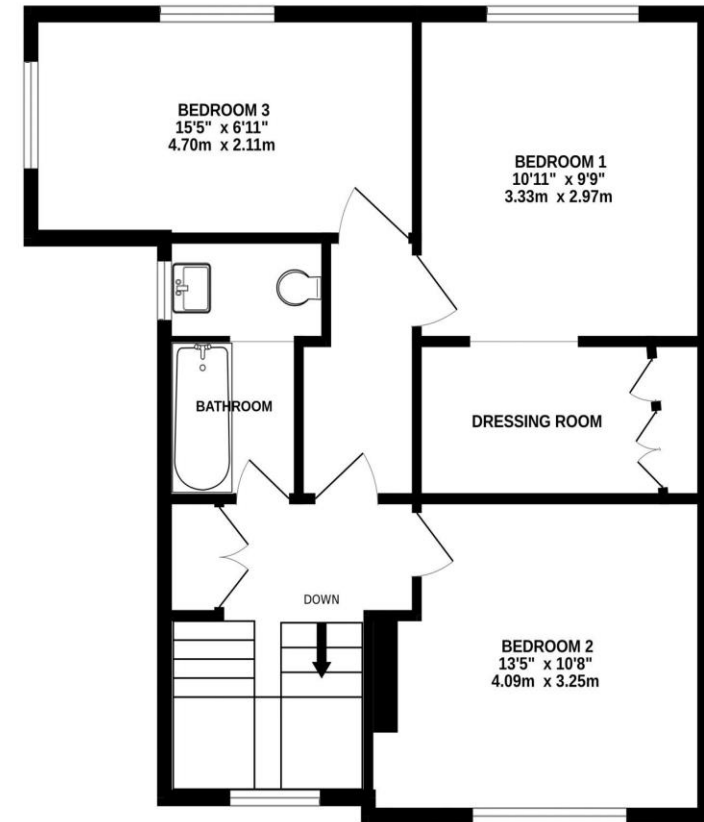
paul.atkinson@bishopspace.com

www.bishopspace.com

GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.