



BACK LANE

£685,000



ANDREW HILL



# Back Lane

Woodcote Back Lane, Green Hammerton, York, North Yorkshire, YO26 8BH

An individually designed and built detached family sized house occupying an enviable setting at the end of a tranquil country lane with a lovely outlook across farmland. This distinctive property offers great potential for further enhancement.

This most attractive home has been well maintained and provides generously proportioned accommodation with dual aspect rooms which include an entrance porch, reception hall, cloakroom/W.C., 20'6 sitting room, dining room, fitted kitchen with appliances, utility room.

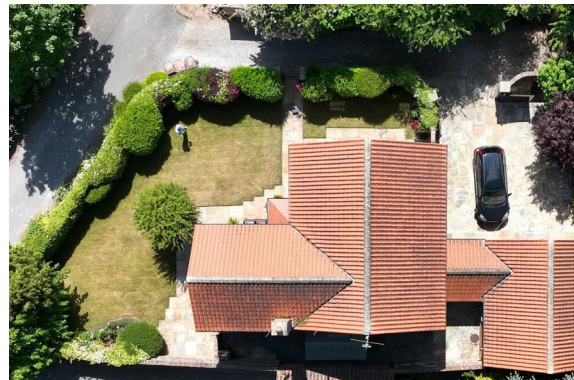
Master bedroom plus en suite bathroom with bath and separate shower, 3 further good sized bedrooms and house bathroom with bath and separate shower.

Detached double garage with a York stone paved courtyard providing further enclosed and secure parking. Easily managed lawned gardens with stocked borders surrounded by a gorgeous brick wall. Stone paved patio.

Woodcote occupies a lovely position at the end of Back Lane on the edge of this most attractive village. Green Hammerton, a highly regarded village, boasts a thriving community with a beautiful village green, some delightful period properties, a post office/village store, junior school etc.

Mid way between York & Harrogate and easy access onto the A1 makes the village ideal for the commuter.

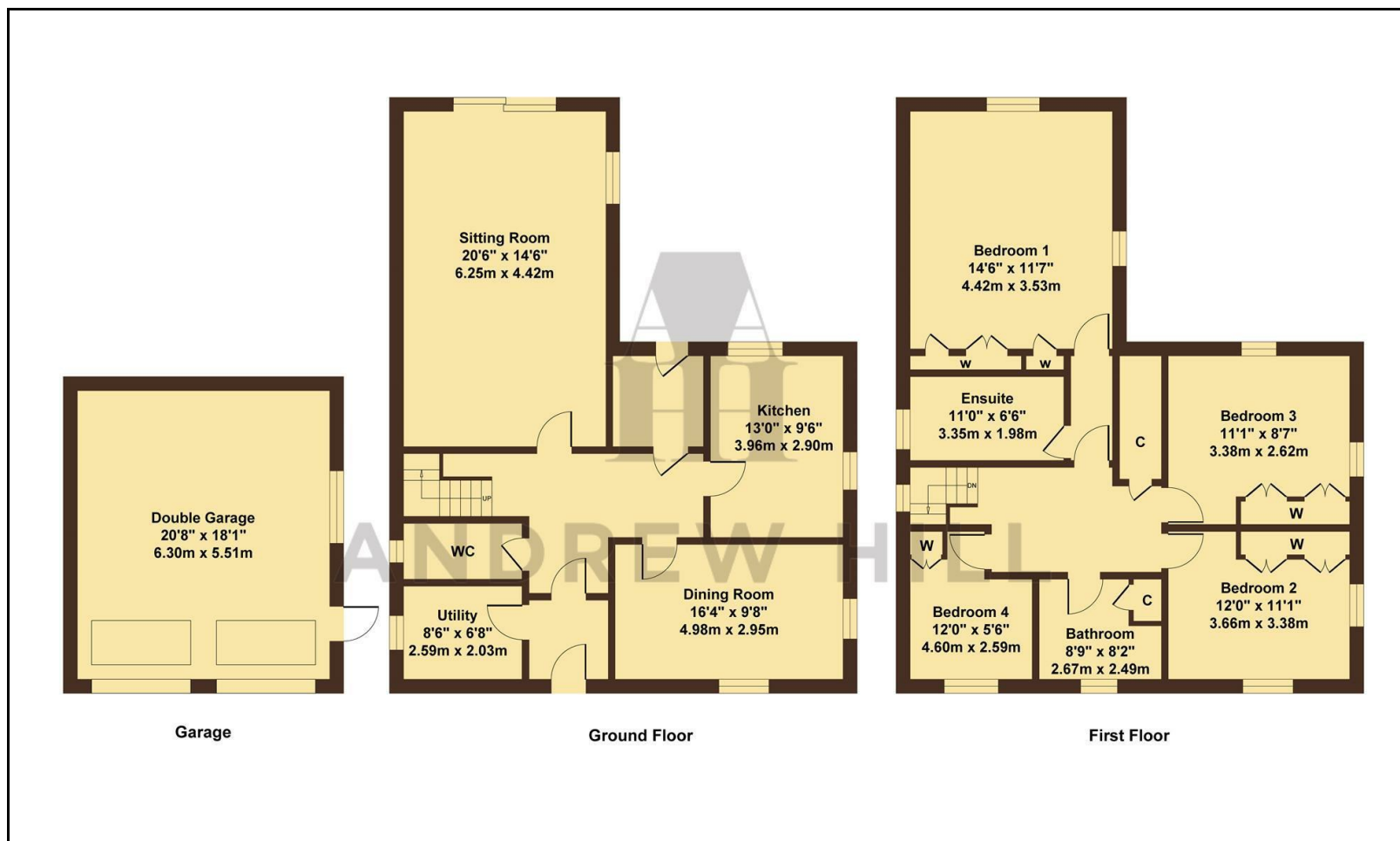
Offered for sale with with no chain, this impressive home will appeal to a number of discerning buyers.







- Individual Detached House
- Fitted Kitchen & Utility
- Secluded Country Location
- House Bathroom, Cloakroom / WC, Hallway Ground and First Floor
- 4 Bedrooms - 1 En Suite
- Double Garage & Stone Paved Courtyard for Parking
- Highly Sought After Village
- 2 Receptions Rooms
- Private Garden
- Approx 1800 sq ft.



#### Services

Mains services except gas.  
Double glazing.  
Oil central heating.  
Council tax band F.  
EPC rating D.

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