





# Oystercatcher Place Green Hammerton, York YO26 8WU

£475,000



A superb four bedroom detached home, built by Avant in 2023 and significantly enhanced by the current owners to create a property of exceptional quality. Set within this highly regarded development in Green Hammerton, the house offers stylish, well-planned accommodation ideally suited to modern family living.

An impressive entrance hall leads into the heart of the home a striking open-plan family kitchen and dining area, perfect for both everyday use and entertaining. From here, a separate utility room is conveniently accessed via its own external door. The spacious lounge has been tastefully decorated and features a recently installed log burner, providing a warm and inviting focal point. A generous cloakroom completes the ground floor.

To the first floor are four well-proportioned bedrooms. The principal bedroom boasts a contemporary en-suite shower room, whilst the third bedroom benefits from newly fitted wardrobes. The loft has been professionally boarded and fitted with shelving, lighting and a pull-down ladder, offering excellent additional storage.

Externally, the property enjoys a landscaped rear garden, with a useful shed tucked behind the garage. A single garage and driveway provide parking for two vehicles.

This is a rare opportunity to secure a well move in condition home, presented to the very highest of standards and enhanced throughout with thoughtful upgrades. An early inspection is strongly advised.

Council Tax Band E





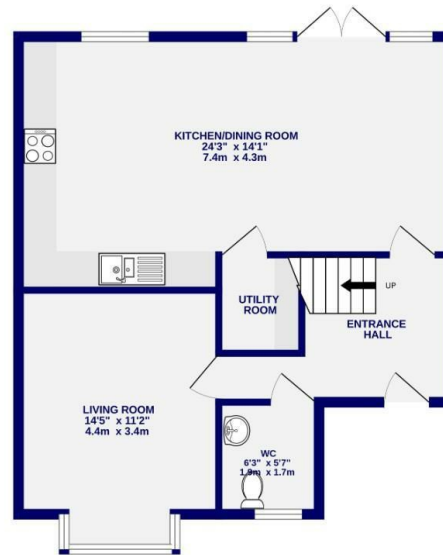


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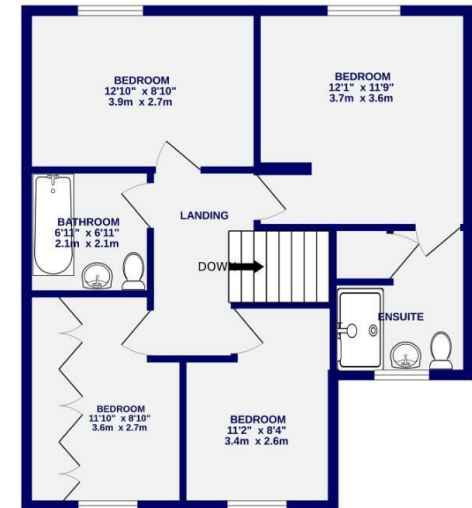
Freehold  
Council Tax Band - E

- Detached House
- Recently Built
- Four Bedrooms
- Two Bathrooms
- Driveway & Garage
- Sought After Location
- EPC C

GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.5 sq.m.) approx.

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