



Ashtons

Oystercatcher Place, Green Hammerton, York, YO26
01904 611111

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



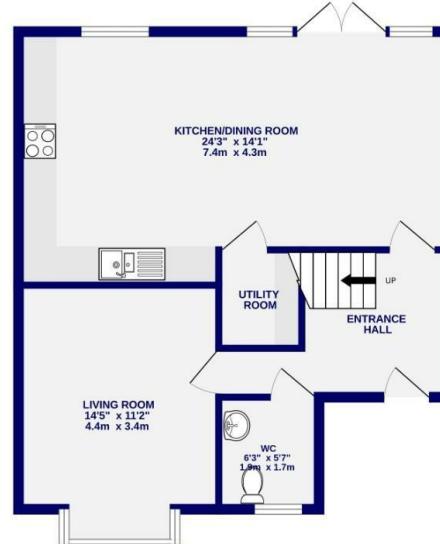


Oystercatcher Place Green Hammerton, YO26 8WU

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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 is given as to their operability.
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