

## Kirk Hammerton Lane, Green Hammerton

£535,000

Stephensons
estate agents & chartered surveyors

# Kirk Hammerton Lane, Green Hammerton YO26 8BS

Est. 1871

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*** NO ONWARD CHAIN*** A characterful family home offered for sale with no onward chain, which has been skillfully extended to offer four bedrooms, a stunning kitchen/breakfast room with bi-fold doors, and a sitting/dining room with far-reaching countryside views stretching to York Minster. All complemented by generous front and rear gardens, and a long graveled driveway.

Accessed via a covered entrance porch, fitted with external power sockets, the property opens into a welcoming reception hall laid with engineered oak flooring, from which a staircase rises to the first floor accommodation. To the left, a study provides a practical working space, with a fitted airing cupboard, housing the central heating system.

The engineered oak flooring flows through into the characterful sitting room/dining room. The sitting room is centred around a log burning stove set upon a York stone hearth, beneath a timber mantel, flanked by fitted alcove cupboards. The dining area, positioned toward the front elevation, benefits from a bay window that frames sweeping views across the countryside, with York Minster visible on the horizon.

Over time, the property has been thoughtfully and skillfully extended to incorporate a stunning kitchen/breakfast room, utility room and wet room/WC. The kitchen/breakfast room is undoubtedly the heart of the home, finished with extensive limestone flooring warmed by underfloor heating, exposed timber beams, Velux roof lights flooding the space with natural light, and





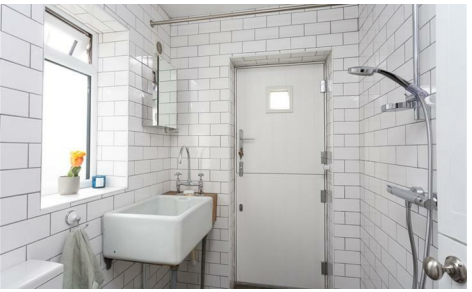


Tenure: Freehold
Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. The property utilises oil fired central heating.
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: D - North Yorkshire Council
EPC: D (66)

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.











bi-fold doors opening directly onto the stone flagged rear patio and garden beyond. The peninsula island kitchen with breakfast bar, provides an extensive range of matching high and low level units and worktops, incorporating a sink and drainer and an array of integrated appliances including a dishwasher, four ring gas hob, Lamona microwave, oven and grill, with designated space for a freestanding double fridge/freezer.

Leading off the kitchen, bedroom four presents as a well-proportioned single room, with under stairs storage and space for further freestanding units.

The separate utility room, also enjoying underfloor heating, complements the kitchen with matching units and worktops, and incorporates a further sink and drainer, with integrated washing machine and tumble dryer beneath, and a charming stable door providing direct access to the patio. Completing the ground floor accommodation, the wetroom/WC is finished with full height tiled splashbacks and appointed with a Belfast sink, low flush WC, wall mounted shower and a further stable door to the patio.

To the first floor, the landing is served by two double-fronted fitted wardrobes and provides access to three bedrooms and the house bathroom. The principal bedroom captures the fine views across the rural landscape and is well appointed with a range of fitted wardrobes and units including a dressing table and overhead storage. The en-suite is fitted with a wash hand basin, enclosed corner shower cubicle, low flush WC and wall mounted heated towel rail.

Bedroom three is a generous double room, again enjoying far-reaching views across open countryside, with ample space for freestanding units. Bedroom two, a further double, is positioned to the rear of the property and looks out onto the tiered rear garden.

The house bathroom is finished with Villeroy & Boch tiling and








RDX



appointed with a vanity wash hand basin, low flush WC, wall mounted heated towel rail and a bath with shower over.

The property is particularly well served by its outside space with an approx. 1/4 of an acre plot. To the front, is a generous lawned garden which is bordered by mature hedgerow and walled boundaries, with a long gravelled driveway, with independent ease of access for three cars and access to an EV charging point.

To the rear, the enclosed south-west facing garden extends across three generous levels, incorporating a variety of large lawns, well-stocked planting beds, mature hedging and stone flagged patio areas. The expansive stone flagged private patio, which wraps around the side and rear of the property acts as a sun trap and benefits from an external power supply. There are three timber-built sheds/covered stores which provide excellent additional storage for bins, bicycles, garden equipment and the like.

Agents Note: Please note that the planning permission obtained in 2014 includes a further opportunity to undertake a loft conversion, which we understand to still be valid to date. If you are interested in these plans, they can be found via the planning reference HGT14/01146/FUL.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed





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**Partners:**

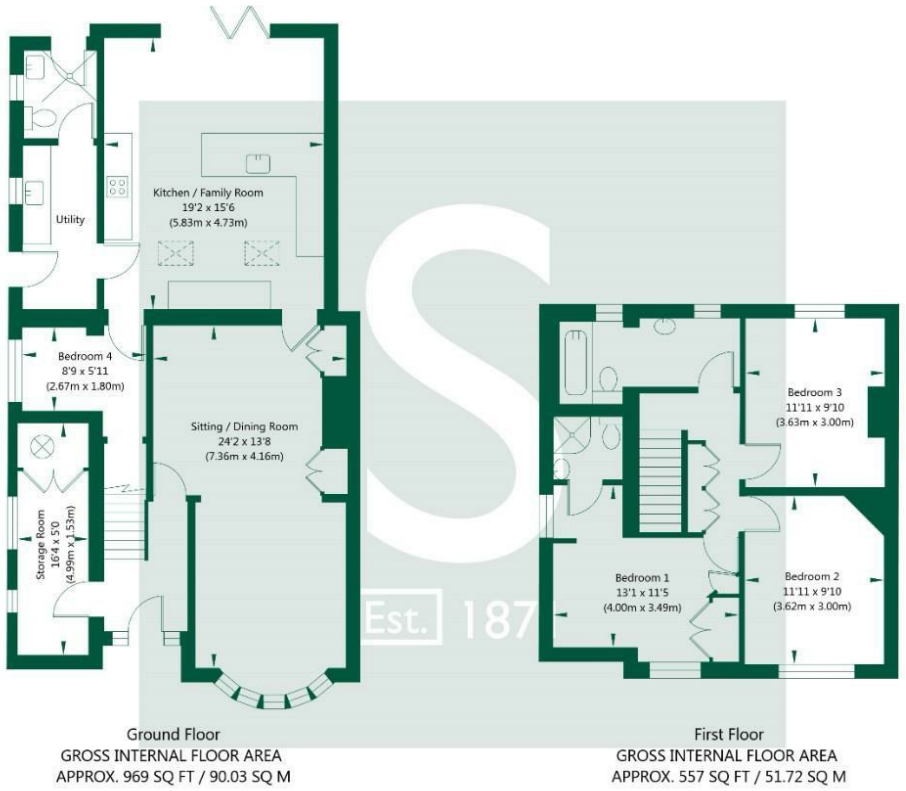
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Kirk Hammerton Lane, Green Hammerton, York, YO26 8BS




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 969 SQ FT / 90.03 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 557 SQ FT / 51.72 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1526 SQ FT / 141.75 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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