



CHURCH STREET

£279,950



ANDREW HILL

# Church Street

1 Church Street, Kirk Hammerton, York, YO26 8DD

A double fronted semi detached house which has been completely renovated to an exacting standard, located in the heart of this beautiful village.

The generously proportioned accommodation has been most tastefully decorated throughout and includes an entrance porch, 17'10" sitting room with multifuel burning stove and oak flooring with under floor heating. An impressive fitted kitchen with oak worksurfaces, stone flagged floor and under floor heating. Two double bedrooms on the first floor and a traditional style shower room.

Outside is a larger than average attached garage which has potential for conversion, etc. In front of the garage is a courtyard and a small lawned garden area to the left of the porch. At the rear is a narrow pathway for access.

The property is tucked away within the heart of this charming and unspoiled village which features some lovely houses, attractive street scenes and is surrounded by open countryside.

Kirk Hammerton itself is a very sought after village with its own train station, and is superbly placed for access into York, Harrogate & Leeds and is only a short drive from the A1.

A lovely home, in a desirable village, beautifully presented which warrants an internal viewing.

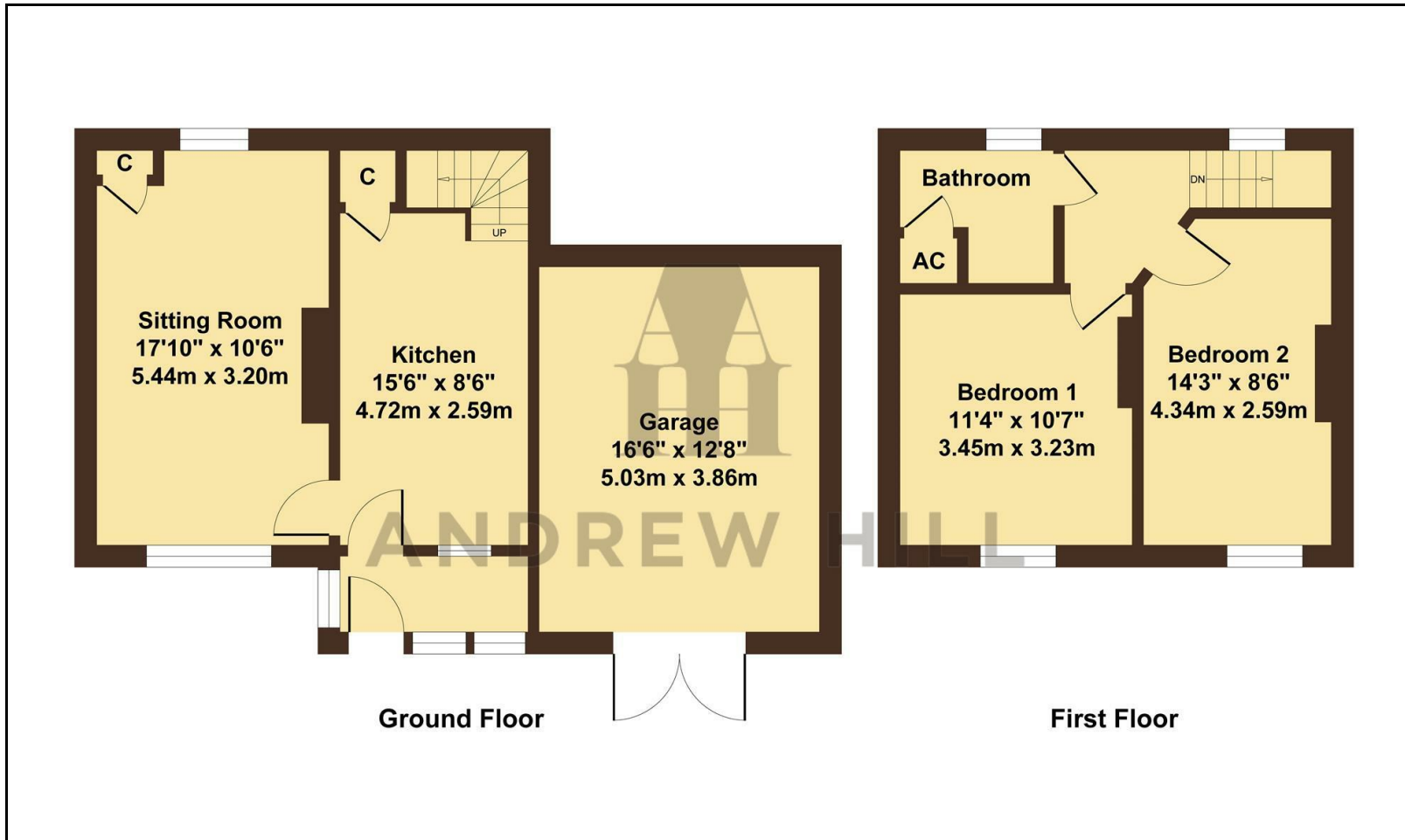




- Semi Detached House
- 17'10" Sitting Room
- Large Garage & Electric Vehicle Charger
- Sought After Village Location

- 2 Double Bedrooms
- Impressive Fitted Kitchen
- Small Front Garden

- Meticulously Renovated Throughout
- Traditional Style Shower Room
- Tastefully Appointed Interior



**Services**

Mains services except gas.  
 Sealed unit double glazing.  
 Ground Floor - Electric under floor heating.  
 First Floor - Electric radiators.  
 EPC rating F.  
 Council tax band B.

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