



Chelmont, Hammerton Close, Kirk Hammerton

Offers Over £535,000

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Hammerton Close, York YO26 8DJ

Est. 1871

Offers Over £535,000

Situated on Hammerton Close, a quiet cul-de-sac off the A59, is this truly superb three bedroom extended property, set on just over a quarter of an acre, and boasting an impressive 1,621 sqft of internal living space. Having been significantly improved and extended, this unique property offers a rare combination of space, eco-efficiency and modern specification throughout, collectively achieving an A-rated EPC.

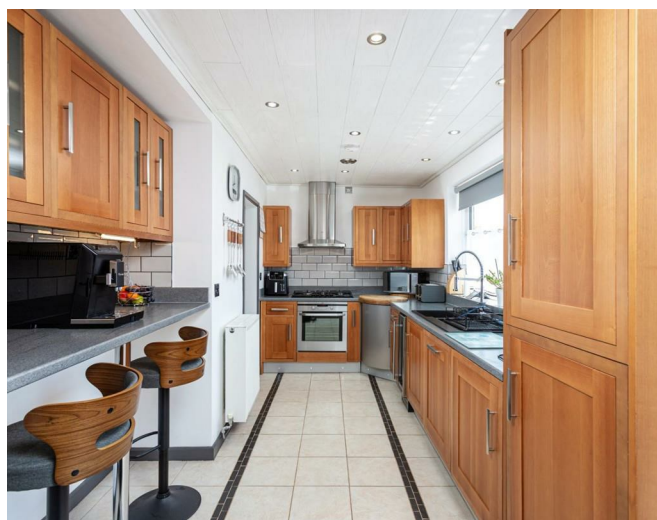
Kirk Hammerton offers excellent connectivity, with the A59 providing direct routes to Knaresborough, Harrogate and York, and should longer travel be required, the A1 motorway (approx. 10 min drive) and Hammerton train station (approx. 8 min walk) are both easily accessible.

The property is accessed via an immaculately presented block paved driveway, with automated entrance gates providing both security and kerb appeal. The driveway provides parking for five or six vehicles and leads to the substantial garage, equipped with an automated roller door, side entrance, car lift, heavy duty shelving and ample storage space.

The internal accommodation is entered from the driveway into the well equipped kitchen, which is fitted with soft closing, solid wood doors and premium integrated appliances, to include an AEG oven, AEG extractor canopy, Lamona hob, Bosch smart dishwasher, integrated washing machine, full fridge/freezer and a separate drinks cooler. The kitchen further benefits from newly tiled walls, worktops and sink unit.

Adjacent is the living room/diner, which is a generous L-shaped space, featuring solid wood flooring, a large bay window with fitted blinds and a log burner leads into the large conservatory with french patio doors opening out into the garden beyond.

Accessed off the hallway are the three bedrooms and contemporary



Tenure: Freehold
 Services/Utilities: Electricity, Water and Sewerage are understood to be connected. The property utilises an air source heat pump with LPG as a second source.
 Broadband Coverage: Up to 76* Mbps download speed
 Council Tax: E - North Yorkshire Council
 EPC: A (93)
 Current Planning Permission: No current valid planning permissions

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



house bathroom. The principal bedroom is at the end of the hall, and is well proportioned, and benefits from ample storage, electronic blinds, a ceiling-mounted drop-down television, and air conditioning. Off the principal bedroom is the generous dressing room or nursery which connects to the en-suite, which features dual-mode shower facilities, along with a low flush WC, wash hand basin, a heated towel rail and underfloor heating.

Bedrooms two and three are both well-proportioned doubles, each including fitted overhead storage units surrounding the beds and wall mounted smart televisions.

The main bathroom boasts a high specification, featuring a Jacuzzi bath, new smart shower system, new flooring, tap and radiator, mood lighting, a waterproof smart TV and Alexa integration.

From the hall a split-tread staircase leads to the studio rooms in the loft space, providing useful upstairs heated storage space and offers considerable versatility, with the main areas being heated, fully wired and carpeted, and there is a wall mounted smart television included. In addition, one end is a boiler/store room.

The property's energy credentials are not to be overlooked. It is our understanding from the clients that the Solar PV panels generate approx. £2,000 per annum through the feed-in tariff, and that no electricity costs have been paid out of pocket in the past five years. Power generated from the panels is either consumed by the property, stored across two Tesla batteries or fed back into the grid. An air source heat pump provides the primary heating, and has been suitably paired with triple panel radiators, triple glazing to all windows and a heat recovery ventilation system.

To the outside, the fully enclosed garden extends to lawns on three sides with fruit trees including a Bramley apple and pear, and the plot as a whole is just over a quarter of an acre. External storage is comprehensively served by a timber built shed with power, along with two Asgard metal storage units. A Tesla 7.2kw outdoor car charger, professional Hikvision CCTV system and automated driveway gates complete the properties offering.

Partners:

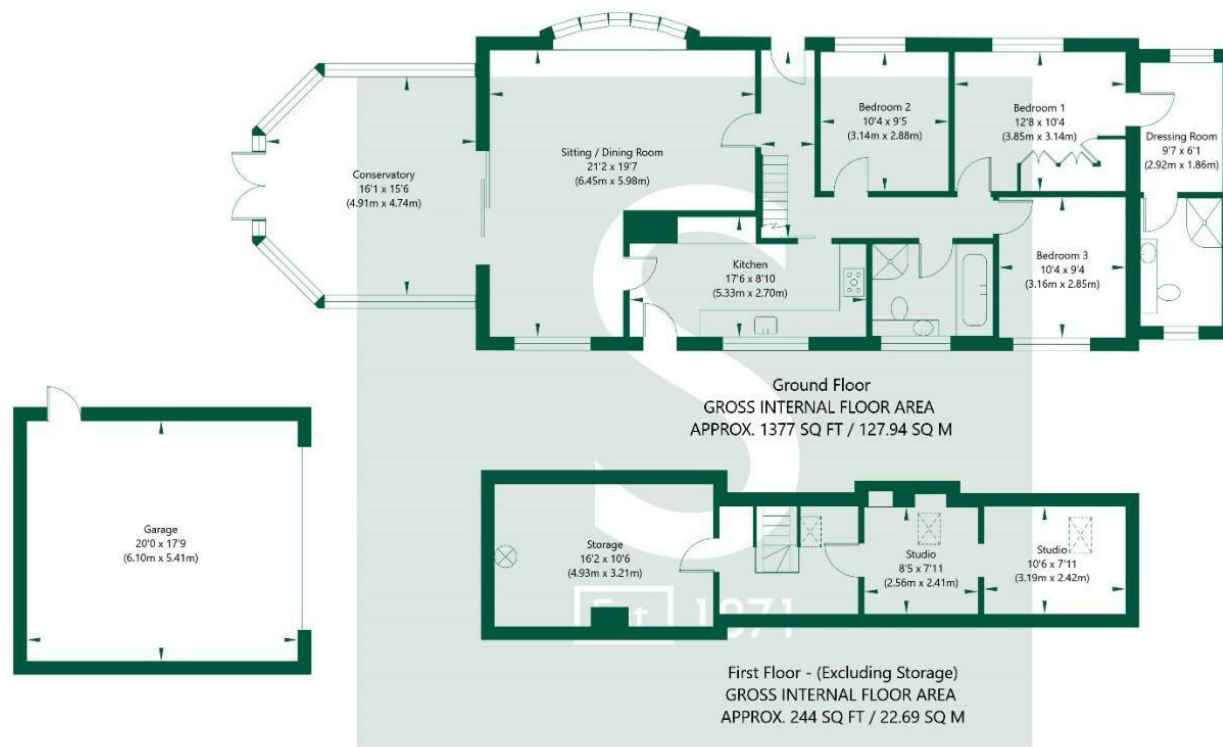
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1621 SQ FT / 150.63 SQ M - (Excluding Garage & Storage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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