

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Rosedene Church Street Kirk Hammerton

York, YO26 8DD

£435,000

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ROSEDENE IS A STUNNING THREE BEDROOMED END TERRACE VILLAGE HOME, RECENTLY EXTENSIVELY REMODELLED AND REFITTED THROUGHOUT TO A HIGH STANDARD, CREATING SPACIOUS, BEAUTIFULLY CONSIDERED ACCOMMODATION WITH AN IMPRESSIVE OPEN PLAN KITCHEN/LIVING/DINING ROOM AT ITS HEART. COMPLEMENTED BY LANDSCAPED GARDENS, GENEROUS PARKING AND A VERSATILE GARDEN ROOM, THE PROPERTY OCCUPIES AN ATTRACTIVE POSITION WITHIN THIS HIGHLY REGARDED AND ACCESSIBLE VILLAGE, WELL PLACED FOR THE A1(M) AND RAIL CONNECTIONS TO YORK, HARROGATE AND LEEDS

Mileages: York - approx. 10 miles, Harrogate - approx. 12 miles, Leeds - approx. 24 miles (Distances Approximate).

Reception Lobby, Sitting Room, Impressive L Shaped Open Plan Kitchen/Living/Dining Room, Utility Room

Principal Bedroom with Generous Wardrobe, Two Further Bedrooms with Fitted Wardbrodes, House Bathroom

Driveway and Parking, Landscaped Rear Garden, Versatile Garden Room, Designated Useful Storage Area.

A central part glazed composite entrance door opens into the RECEPTION LOBBY, with a straight staircase rising to the first floor and a panelled door leading through to:

The SITTING ROOM, a comfortable reception room with a UPVC double glazed window overlooking the attractive forecourt and pretty street beyond, fitted with composite plantation shutters. A central feature fireplace has a granite effect hearth, tiled cheeks and timber surround, flanked by useful fitted storage cupboards. There is a period style radiator beneath the window and tasteful duel up and down wall lighting.

To the rear, a further panelled door opens into the impressive L SHAPED KITCHEN/LIVING/DINING ROOM, comprehensively remodelled to create a superb open plan space for modern day living and entertaining, with herringbone LVT flooring running throughout.

The KITCHEN is fitted with a range of coloured wall and base cabinetry with brushed rose fitments, complemented by straight edged marble effect work surfaces and matching upstands. Integrated appliances include a NEFF four ring induction hob with NEFF oven below and concealed extractor above, together with a fitted dishwasher, fridge and separate freezer. A fitted sink with contrasting charcoal and bronze mixer tap and extendable hose sits beneath a UPVC double glazed window overlooking the walled rear garden, with adjoining French doors opening directly to the outside terrace.

At the centre of the kitchen is an impressive island, finished with a matching marble effect work surface and incorporating further storage beneath, with the worktop extending to form a sociable breakfast bar. A vertical period style radiator complements the room and beneath the staircase is a useful deep storage cupboard.

An open archway leads naturally through to the DINING AREA, which in turn flows into an impressive and comfortable LIVING AREA, together creating one generously proportioned and free flowing space. An eye catching cast wood burning stove is set on a stone hearth beneath a floating timber mantel with adjoining floor to ceiling fitted storage cupboards. UPVC double glazed windows overlook the front forecourt and pleasant street beyond, again fitted with composite plantation shutters.

To one side, a panelled door opens into a discreet UTILITY ROOM, providing plumbing and space for a washing machine and tumble dryer, together with a frosted UPVC double glazed window to the rear.

From the reception lobby, the staircase rises with a ship rope handrail to a split level FIRST FLOOR LANDING, with wool carpeting throughout and loft hatch access.

The PRINCIPAL BEDROOM is a generous double room with a UPVC double glazed window to the side fitted with plantation shutters. There is a generous wardrobe, providing excellent clothes storage and also housing the pressurised hot water cylinder.

BEDROOM TWO is a further double room to the front elevation, with a UPVC double glazed window fitted with composite plantation shutters. To one side is a useful fitted wardrobe concealed behind sliding doors.

BEDROOM THREE enjoys a rear aspect and also benefits from fitted wardrobes.



















The HOUSE BATHROOM has been impressively refitted with a contemporary three piece white suite comprising a shaped bath with black fittings, mains plumbed shower above and glazed side screen, wall mounted wash hand basin with useful drawer beneath and charcoal mixer tap, and a low suite WC. There is a contrasting charcoal vertical towel radiator and frosted UPVC double glazed window to the rear, while bamboo effect tiling provides a striking contemporary finish.

OUTSIDE, Rosedene occupies a picturesque, slightly elevated position behind a low brick boundary wall with coping stones. An L SHAPED DRIVEWAY provides off street parking, while a porcelain paved step and pathway lead to the centrally positioned entrance, framed by decorative stone and a neatly clipped box hedge. Up and down wall lights flank the front door.

A personal gate from the driveway opens into an impressively landscaped REAR GARDEN, designed with ease of maintenance in mind. A generous shaped patio provides ample space for outside dining and entertaining, adjoining an area of artificial lawn with contrasting charcoal stone borders. Contemporary horizontal timber fencing and part walled boundary provides an attractive backdrop and a good degree of enclosure and privacy. There are outside double mains sockets and an outside tap.

To one side, a stepped porcelain pathway leads to the impressive detached GARDEN ROOM (14'1 X 10'1), a highly versatile addition equally well suited as a home office, study, gym or hobby room. Approached through French doors and slender glazed side panels flank the entrance aswell as complemented externally by up and down wall light. The garden room features woodgrain effect flooring whilst above an eye catching central lantern roof providing excellent natural light, together with power sockets and low voltage downlighting.

A further door leads through to USEFUL AND DISCREET STORAGE area, with an adjoining timber log store. The oil tank is also positioned to the rear, set within an area of flooring with contrasting charcoal stone.

LOCATION: Kirk Hammerton is a highly regarded and sought after village, conveniently positioned for access to the A1(M) and the commercial centres of Yorkshire and further afield. Kirk Hammerton railway station provides links towards York, Harrogate and Leeds. The village has a primary school and Parish Church, while nearby Green Hammerton offers further day to day amenities.

POSTCODE: YO26 8DD
TENURE: Freehold
COUNCIL TAX BAND: C
SERVICES: Mains water, electricity and drainage, with oil fired central heating

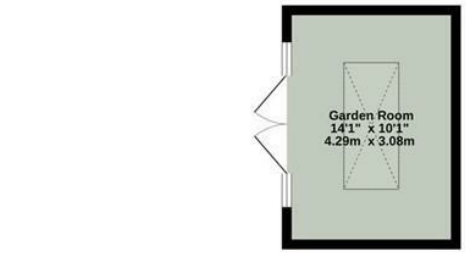
VIEWINGS: Strictly by prior appointment through the sole selling agents, Churchills Tel: 01347 822800 Email: easingwold@churchillsyork.com

DIRECTIONS FROM HARROGATE - Proceed out of Harrogate along the A661 and continue to the A658. Turn left onto the A658 and continue onto the A59 towards York. Proceed along the A59 before turning right onto Station Road, signposted Kirk Hammerton. Continue into the village along Station Road and follow the road through into Church Street, whereupon Rosedene is positioned on the right hand side, identified by the Churchills 'For Sale' board.

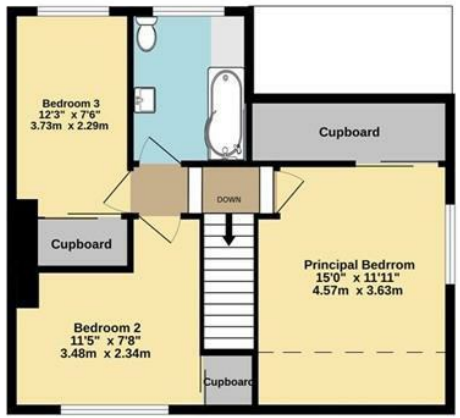
DIRECTIONS FROM YORK - Proceed out of York along the A59 and continue straight ahead at the A1237 roundabout towards Harrogate. Continue along the A59 before turning left onto Station Road, signposted Kirk Hammerton. Proceed into the village along Station Road and follow the road through into Church Street, whereupon Rosedene is positioned on the right hand side, identified by the Churchills 'For Sale' board.

Agent's Note: To comply with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks. A fee will apply; please contact our office for further information.

FLOOR PLAN







TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.

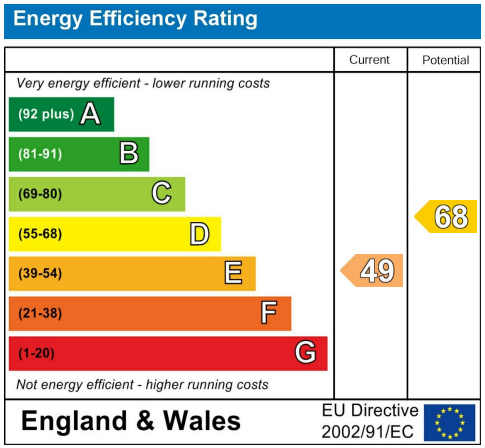
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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