HUNTERS®

HERE TO GET *you* THERE



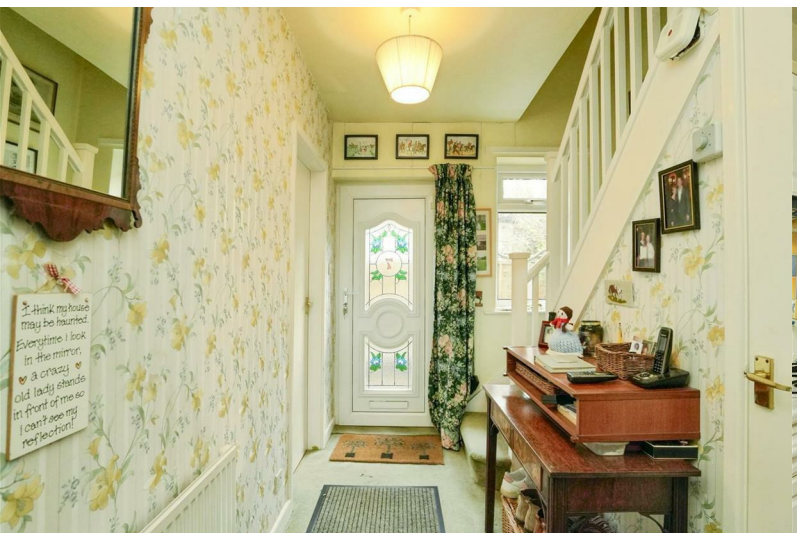
# Mill Street

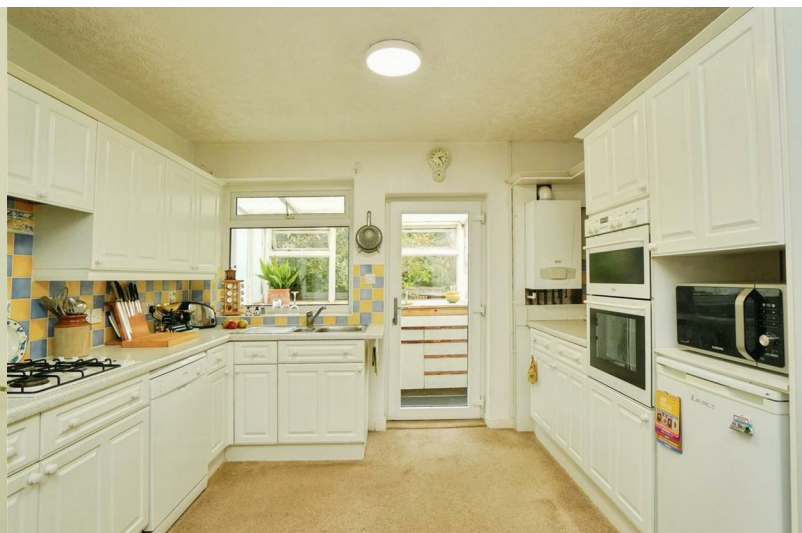
Harome, York, YO62 5JG

Guide Price £395,000

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Council Tax: D



# 7 Mill Street

Harome, York, YO62 5JG

## Guide Price £395,000







### Harome

Harome is a picturesque and highly regarded village situated on the edge of the North York Moors National Park, approximately two miles from the popular market town of Helmsley. Renowned for its attractive stone-built properties, traditional village charm and beautiful surrounding countryside, Harome offers a peaceful rural setting whilst remaining within easy reach of local amenities. The village is home to the renowned Star Inn and The Pheasant Hotel, both well-regarded dining destinations. Nearby Helmsley provides a good selection of independent shops, cafés, restaurants and everyday facilities. The surrounding area offers excellent opportunities for walking and exploring the North Yorkshire countryside, with the historic city of York and market towns of Thirsk and Pickering also accessible by road. Harome is an appealing location for those seeking village life in one of North Yorkshire's most attractive rural settings.

### Property Description

On entering the property, you are welcomed into an entrance hall with doors leading to the living room, dining kitchen and ground floor bedroom, along with stairs rising to the first floor accommodation.

The generously sized dining kitchen is fitted with a range of base and wall units, ample worktop space, a sink and space and plumbing for additional appliances. Leading off the kitchen is a useful rear lobby, which provides further plumbing for a washing machine and access to the rear garden.

The living room is situated to the front elevation of the property and is a generously proportioned space, featuring a gas fire set within a fireplace, creating an attractive focal point to the room.

Completing the ground floor accommodation is a double bedroom, which benefits from a range of built-in wardrobes and an en-suite shower room fitted with a shower cubicle, hand wash basin and toilet.

To the first floor, the landing provides access to a further double bedroom, which benefits from built-in cupboards, and the house bathroom, fitted with a bath, hand wash basin and toilet. There is also a useful storage cupboard accessed from the landing.

Externally, the property enjoys particularly generous gardens to both the front and rear, offering plenty of outdoor space and potential.

To the front is a substantial garden, mainly laid to lawn with established flower beds, mature trees and shrubs. A driveway provides ample off-street parking and leads to a single garage, which benefits from power and lighting.

To the rear is a particularly generous garden, predominantly laid to lawn with established trees, shrubs and planted borders. The size of the garden offers considerable potential and may provide an opportunity for further development, subject to obtaining the necessary planning permissions and consents.

### Anti Money Laundering Regulations

By law, we are required to conduct anti-money laundering checks on all potential buyers and

sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances -

All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









## Road Map



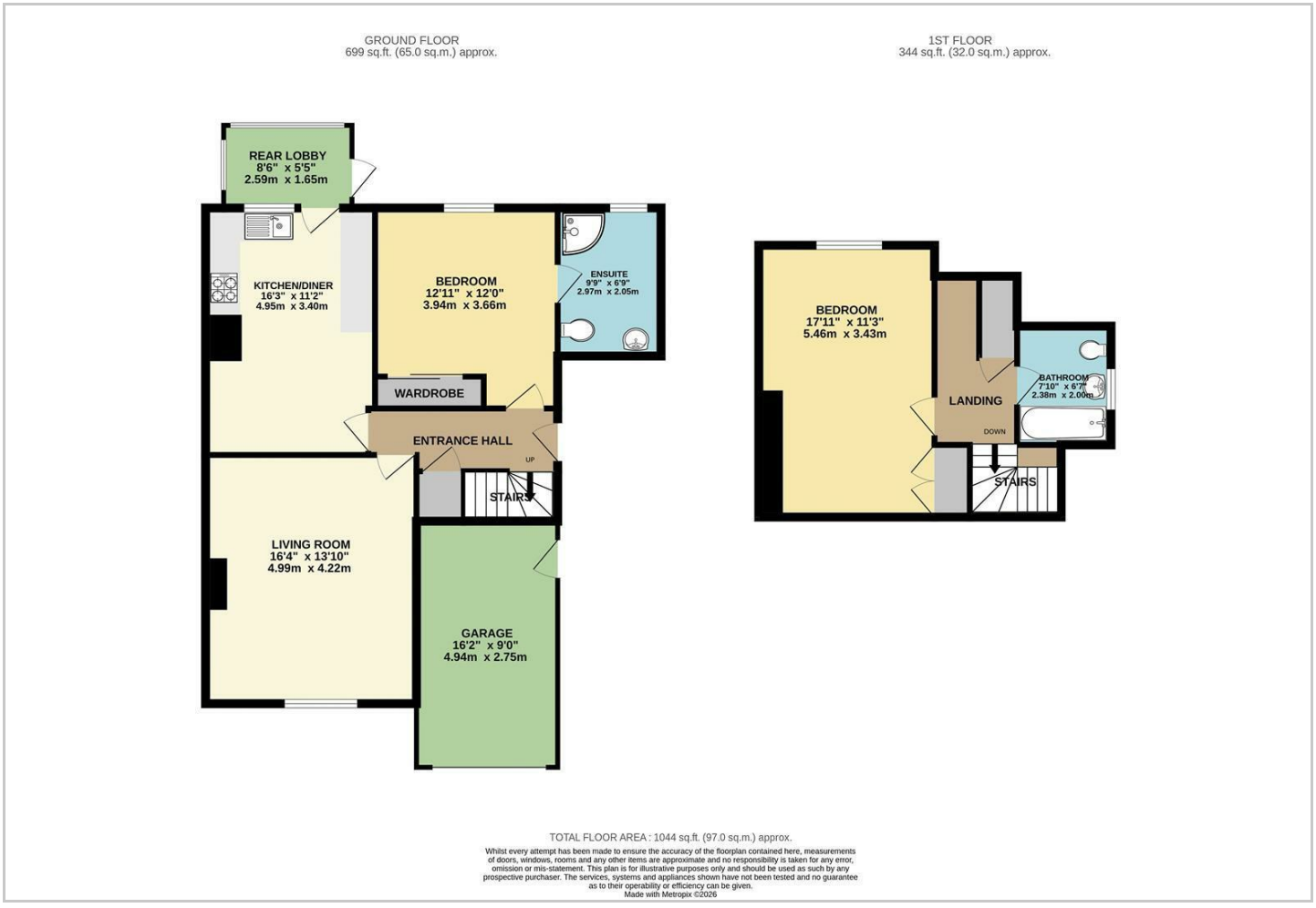

## Hybrid Map




## Terrain Map



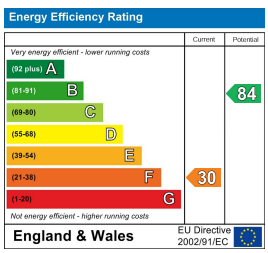

## Floor Plan

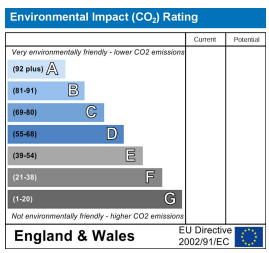



## Viewing

Please contact our Hunters Easingwold Office on 01347 823535 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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