37 ST THOMAS'S WAY
GREEN HAMMERTON
YO26 8BE



NICHOLLS TYREMAN

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A beautifully presented and extended, brick built family home, located in this enviable position on a large corner plot with a long driveway

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Entrance Porch | Entrance Hall | Living Room | Family Dining Kitchen| Garden Room | Utility Room | Study | Cloakroom with wc

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Five Bedrooms | Two En-suite Shower Rooms | House Bathroom

Driveway | Double Garage | Gardens

Council Tax: F | Energy Rating: B | Tenure: Freehold

£725,000







The property has the remainder of a 10 year NHBC warranty and truly requires an internal inspection to appreciate the spacious, well planned accommodation, having the benefit of both double and triple glazed windows and oil fired central heating.

The property is located within the much sought after village of Green Hammerton, situated between Harrogate and York, and having the benefit of a primary school, public house and a village hall with cricket pitch. The village is within easy commuting distance of York, via the A59, is within easy reach of the A1(M) and the nearby rail links at Cattal And Hammerton, giving further access to York, Harrogate and Leeds.

The accommodation comprises: A large, welcoming entrance hall, ground floor cloakroom and useful store, large living room with patio doors to the rear garden, study, utility room and a good sized, open plan family dining kitchen with living area. The kitchen has a range of integrated appliances and a central island unit, and opens to a large garden room with bi-fold doors, Vellux windows and underfloor heating.

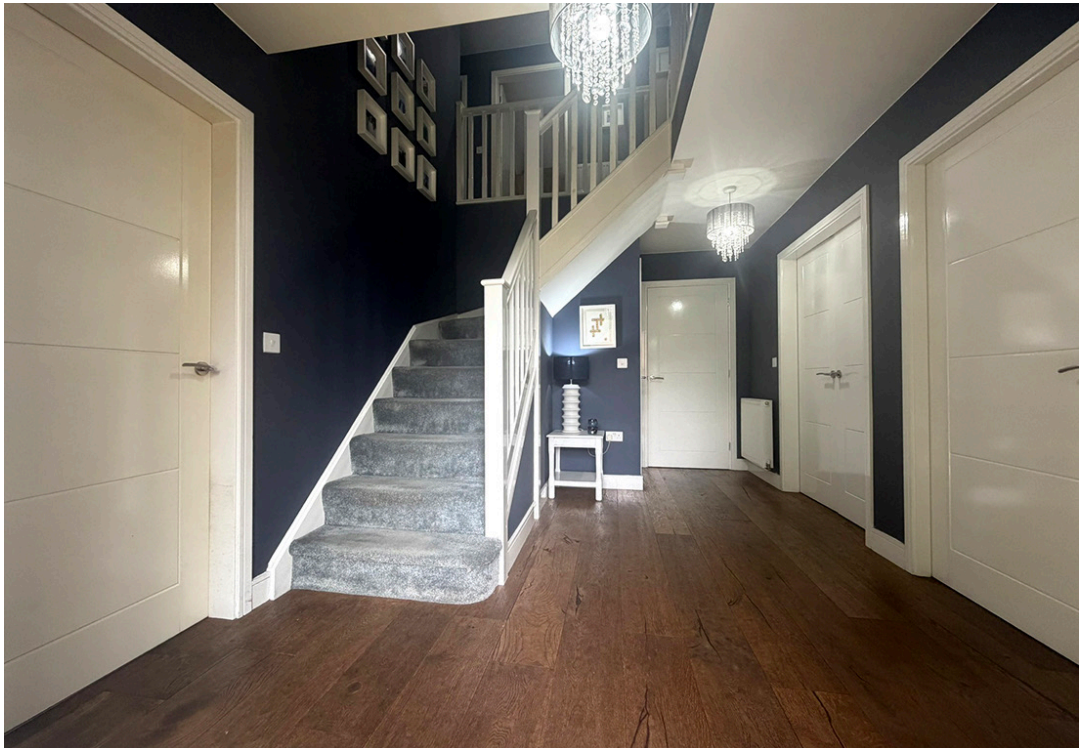
To the first floor there are five double bedrooms, two en-suite shower rooms and a separate house bathroom.

To the front of the property is a long tarmac driveway, with ample parking for several vehicles, leading to a detached double garage.

A side pathway leads to large rear gardens with flagged patios, lawns, flowering borders, timber boundary fencing, garden, lighting and mature boundary trees and shrubbery.


EAT









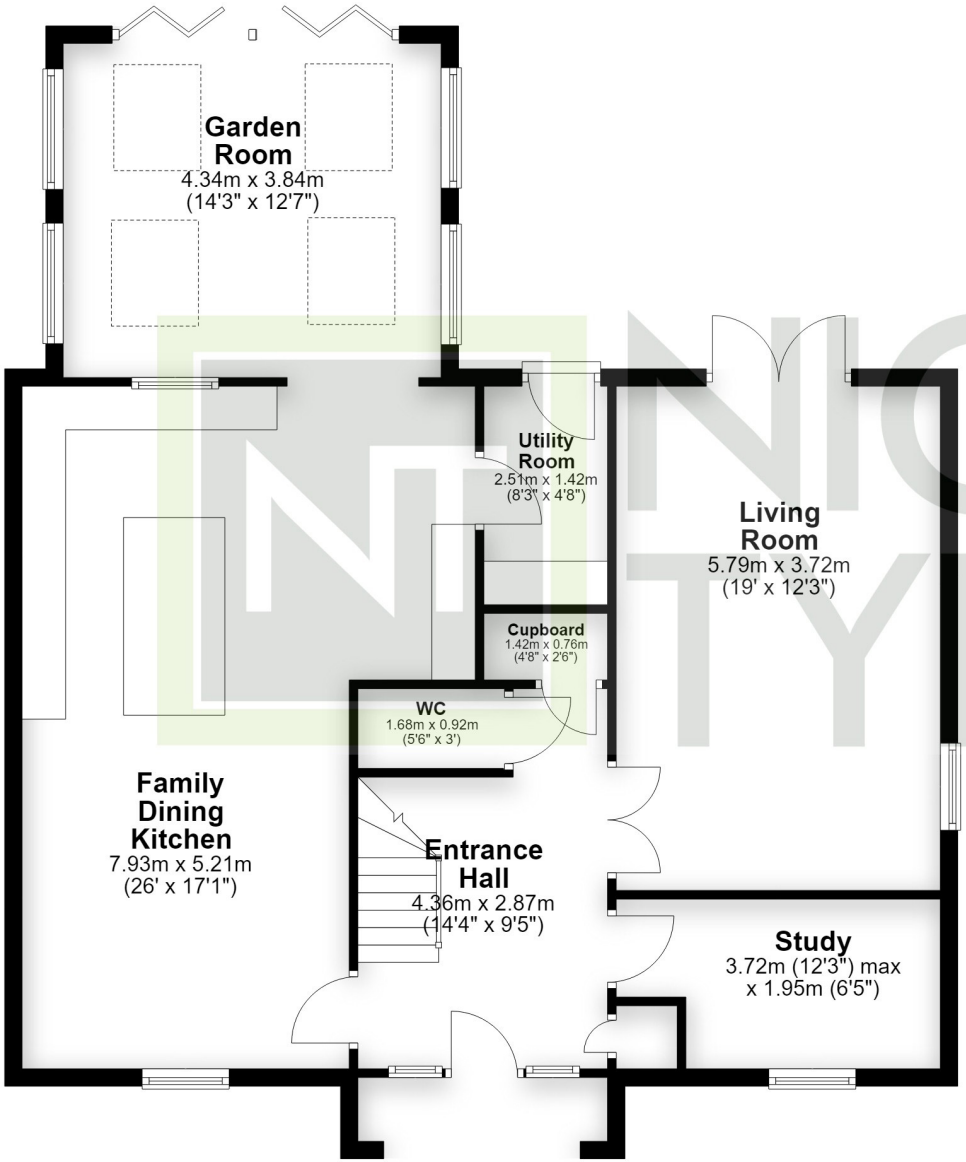

YOU
&
ME



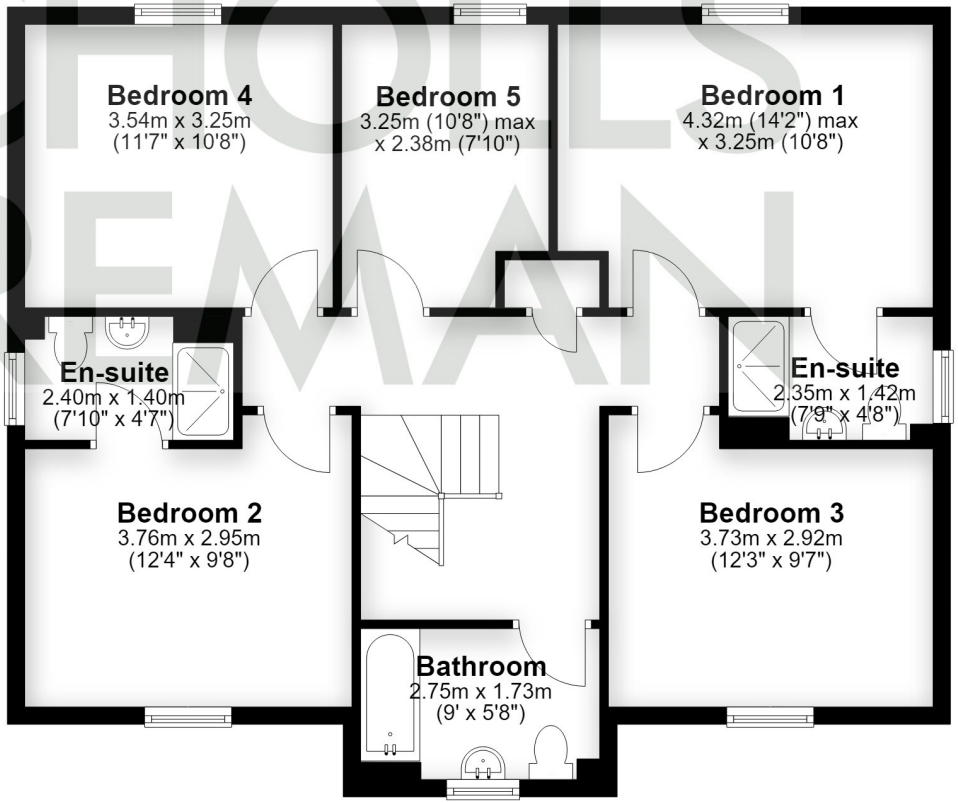




Ground Floor



First Floor



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Total area: approx. 186.2 sq. metres (2004.5 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.