



**New Lane, Green Hammerton**

£375,000

**Stephensons**  
estate agents & chartered surveyors

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# S

Est. 1871

## New Lane, York YO26 8BL

£375,000

A spacious and characterful bungalow, featuring a modern open-plan kitchen/living with multi-fuel stove, three bedrooms including a principal double with fitted wardrobes, and a house bathroom. Externally, the property benefits from landscaped gardens to both front and rear, a long gated driveway and a generous 1.5-length detached garage.

Entering into the L-shaped kitchen/living room, a spacious and modern open-plan space with a peninsula island featuring an inset four ring ceramic hob with extractor over and built-in breakfast bar. A comprehensive range of matching high and low level units incorporating a 1.5 sink with dish drainer, and houses integrated appliances including a fridge/freezer, dishwasher, microwave and washing machine.

The sitting/dining area benefits from a bay window allowing plenty of natural light and enjoying views over the front garden. Centrally positioned in this space is the multi-fuel stove with timber mantel. Leading into the house bathroom, there is ample practical storage with both under-stair storage and a dedicated general storage cupboard. The house bathroom has been fitted with full-height tiled splash backs, a bath with shower over, pedestal wash basin, low flush WC and wall-mounted heated towel rail.

The principal bedroom, situated to the rear of the property, is a generous double with fitted wardrobes, chest of drawers and pleasant views over the landscaped rear garden beyond. Bedroom two is equally well-proportioned, another double



Tenure: Freehold  
Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. The property utilises oil fired central heating. Broadband Coverage: Up to 76\* Mbps download speed  
Council Tax: D - North Yorkshire Council  
EPC: D (57)  
Current Planning Permission: No current valid planning permissions

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



overlooking the garden and offering ample freestanding storage space, this room is also well suited to be a snug/sitting room depending on the occupiers preference.

The central hall provides excellent flexibility and lends itself to be used as a home office/study. Rising to the first floor from this room, is a further double bedroom featuring fitted wardrobes, three Velux roof lights and freestanding space for additional furniture. The room also benefits from varying boarded eaves storage.

To the front, a lawned garden is complemented by an extended patio and a long gated driveway leading up to the detached 1.5 length garage. To the rear, the private garden is laid predominantly to lawn, with gravelled seating area ideal for enjoying the sun, bordered by mature hedging and planted beds, with a stone-flagged patio path running adjacent to the garage toward a generous external storage space to the rear of the garage with oil tank and coal store.



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

## Partners:

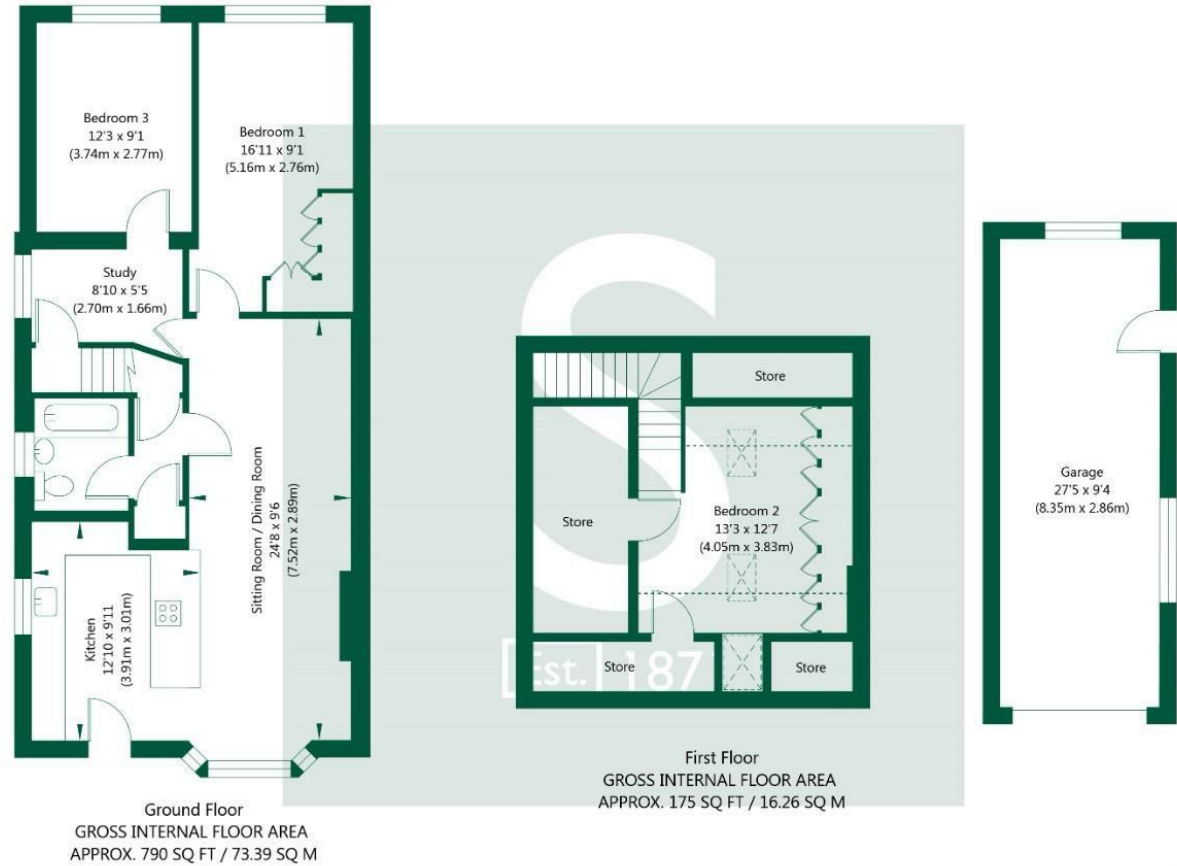
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## New Lane, Green Hammerton, York, YO26 8BL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 965 SQ FT / 89.65 SQ M - (Excluding Garage & first floor storage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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