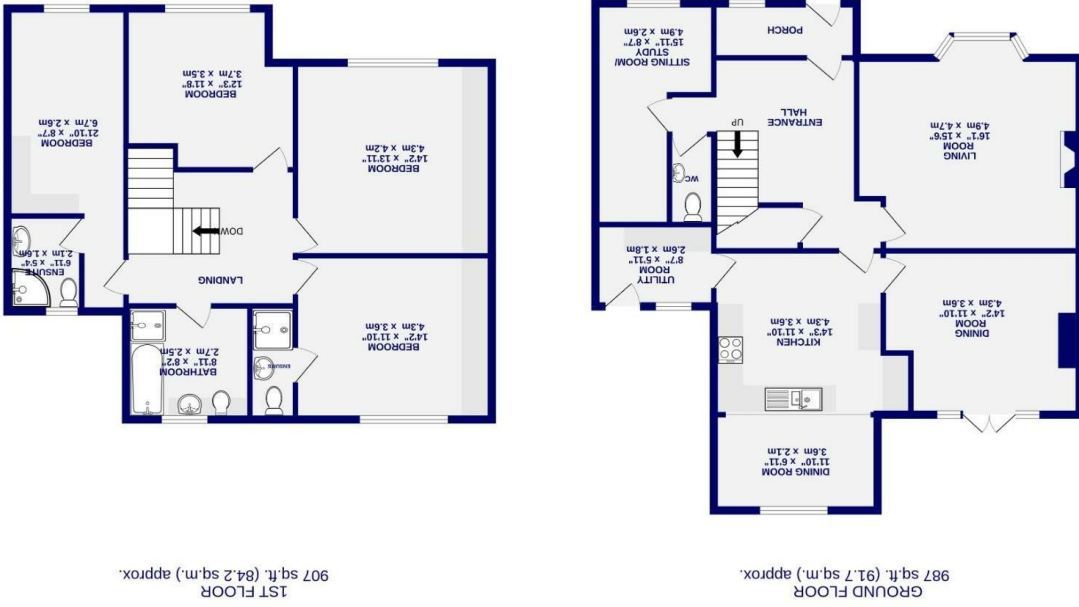


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact', if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Council Tax Band - E
- Freehold
- Substantial Four Bedroom Detached Home
- Excellent Condition Throughout
- Large, Private Driveway
- Garage
- Landscaped Gardens
- Stunning Views
- EPC - D

Station Road Kirk Hammerton, YO26 8DQ



1ST FLOOR
907 sq.ft. (84.2 sq.m.) approx.

TOTAL FLOOR AREA: 1894 sq. ft. (176.0 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plans, the measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of the rooms and any other areas and not rely on the floor plans. The purchaser should also verify the measurements of the rooms and any other areas and not rely on the floor plans. The purchaser should also verify the measurements of the rooms and any other areas and not rely on the floor plans.



Station Road
Kirk Hammerton, York
YO26 8DQ

£650,000

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Situated in the highly sought-after village of Kirk Hammerton, this substantial detached family home offers over 1,800 sq.ft. of beautifully versatile living accommodation, having been thoughtfully extended and improved over the years since its original construction in 1964. To the north-west of York, and within easy reach of Harrogate, Leeds and the A1, the property combines the charm of rural village life with excellent accessibility to nearby towns and cities. Residents can also enjoy picturesque walks along the nearby River Nidd, adding to the appeal of this wonderful location.

The home opens into a spacious and welcoming central hallway, setting the tone for the generous accommodation throughout. To the front of the property is an impressive sitting room, beautifully proportioned and centred around a charming open fire, creating a warm and inviting focal point. The formal dining room enjoys patio doors opening directly onto the rear garden, making it an ideal space for entertaining family and friends.

The modern kitchen benefits from underfloor heating, alongside a practical bench seating area for more relaxed dining. Further ground floor accommodation includes a well-equipped utility room, downstairs WC, and an additional reception room offering flexibility as either a second sitting room, playroom or home office.

To the first floor are four generously sized double bedrooms, including a particularly spacious principal bedroom with extensive built-in storage and an en-suite shower room. Two of the other three bedrooms have fitted wardrobes and one of those rooms also has an en-suite shower room. A modern family bathroom serves the remaining accommodation.

Externally, the property continues to impress with a large driveway providing off-street parking for multiple vehicles, comfortably accommodating up to three cars, alongside a garage with power. To the rear is a wonderfully private and mature garden, beautifully enclosed with established greenery.

