





# Hillside Chapel Street, Kirk Hammerton

£350,000 Freehold

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A fantastic opportunity to acquire this substantial and highly individual property, occupying a generous plot in the heart of the sought-after village of Kirk Hammerton. The property now offers an exciting opportunity for a purchaser to update, remodel and improve the existing accommodation to create an impressive family home. Alternatively, the current layout with two separate staircases provide clear potential to create two self-contained dwellings, subject to obtaining all necessary planning permissions and consents.

Kirk Hammerton is a particularly attractive and well-regarded North Yorkshire village, conveniently situated between Harrogate and York, with excellent transport links to Leeds and the wider region via the nearby A1(M). The village enjoys a strong sense of community and benefits from a popular primary school, historic church, village hall and railway station, providing regular services to York, Harrogate and Leeds. Surrounded by beautiful open countryside, Kirk Hammerton offers an appealing rural lifestyle whilst remaining within easy reach of the amenities of nearby towns and cities.

AGENT'S NOTE

The property offers significant potential for refurbishment and reconfiguration.

There may be scope to create either one substantial detached dwelling or two self-contained properties, subject in all cases to obtaining the necessary planning permissions, building regulations approval and any other required consents.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



GROUND FLOOR

The property provides generous and flexible ground-floor accommodation. The principal sitting room is a spacious reception room featuring a tiled fireplace. There is a separate kitchen fitted with a range of wall and base units together with space for appliances. A further reception room provides additional living accommodation and features a tiled fireplace and window to the front. There is also a useful downstairs cloakroom fitted with a WC.



FIRST FLOOR

An unusual and particularly interesting feature of the property is the presence of two separate staircases providing access to different areas of the first floor. One staircase leads to two rooms which could provide two bedrooms, together with plumbing already in place for the creation of a bathroom. The second staircase leads to a further section of the first floor where there are two additional rooms, currently arranged as a bedroom and bathroom. The existing layout provides considerable flexibility and enhances the potential to reconfigure the property either as one substantial residence or, subject to the necessary permissions, two separate homes.



OUTSIDE

The property occupies a particularly generous plot. To the front is a substantial garden providing an attractive approach to the house. There is further garden space together with a range of useful outbuildings, offering excellent potential for storage, workshops or other uses.




Total Area: 131.8 m² ... 1419 ft²
All measurements are approximate and for display purposes only.
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