



HUDSON
MOODY

The West House New Lane, Green Hammerton,
York YO26 8BL

Situated in the highly sought-after village of Green Hammerton, ideally positioned between York and Harrogate, this exceptional four/five-bedroom detached home offers beautifully appointed, bespoke accommodation finished to an immaculate standard throughout.

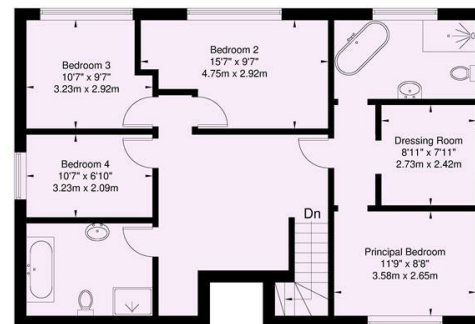
- Bespoke 4/5 Bedroom Detached House
- Principle Suite with Dressing Area and Four Piece En-Suite
- Family Bathroom and Downstairs Shower Room
- Large Kitchen Dining Living Space, with 6 Meters of Bi-folding Doors to the Rear
- Large Entrance Hall and Landing Space, Both Flooded With Natural Light
- Zoned Underfloor Heating Throughout Powered by Air Source Heat Pump
- Off Road Parking for Multiple Vehicles and EV Charge point
- Double Garage
- Large Fully Boarded Loft Space
- Popular Village Location with Ample Amenities and Easy Access to York, Harrogate and Leeds

Guide Price £635,000

Tenure: Freehold

Council Tax Band: E

The West House
Approximate Gross Internal Area = 162.4 sq m / 1748 sq ft



FIRST FLOOR

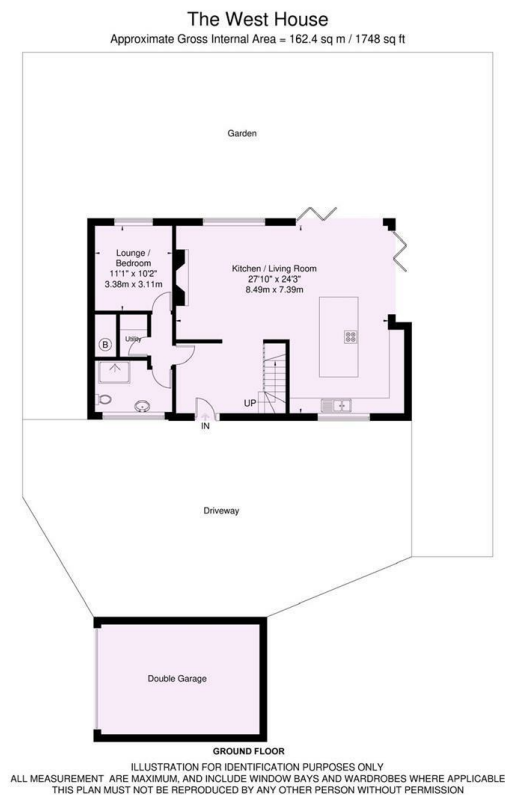


GROUND FLOOR

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	82
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.

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