



**Paddock Way, Green Hammerton**  
**Guide Price £450,000**

\*\*\* NO FORWARD CHAIN \*\*\*

A wonderfully presented detached home within this highly sought-after development and located within this ever-popular village location. The property includes a fabulous open plan dining kitchen, spacious sitting room and three double bedrooms all of which have en suites. The property is crucially available for sale with no chain and vacant possession.

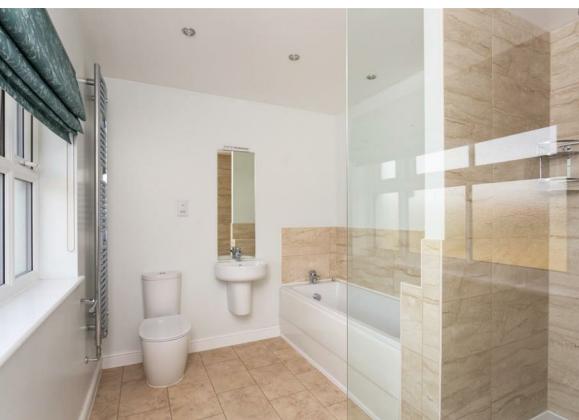


## Location

Green Hammerton is a pretty, tree lined village located off the A59 York Road and is situated between York and Harrogate/Knaresborough. The A1(M) is approximately 4 miles away from the property and the village sits close to both Kirk Hammerton and Cattal's railway stations which have regular services to York, Harrogate and Leeds making the village popular with commuters. The village benefits from a number of local amenities/facilities including a well-regarded local primary school, public house, post office/village shop, doctor's surgery, village hall and sports field.

## Accommodation

The property is entered via a spacious central hallway which benefits from a convenient downstairs WC and useful storage cupboard.



The sitting room is generous in size with a large uPVC window to the front elevation, allowing light to flow into the room and which provides pleasant views of the front garden and green area beyond.

Towards the rear of the property is a fabulous open plan dining kitchen which has French doors leading out to the rear garden. The kitchen area has a combination of wall, base and full height storage cupboards with a range of integrated appliances including a Zanussi fridge/freezer, AEG oven/grill, four ring AEG gas hob and AEG dishwasher. Laminate preparation surfaces incorporate a 1 & 1/2 stainless steel sink and there is also ample space for a freestanding dining table or a more informal seating area. The kitchen has a convenient understairs storage cupboard and has a useful utility accessed off it which has space for washing provisions, a further sink unit and convenient side access door.



Stairs from the central hallway lead up to the first floor landing. Located on the first floor are three well proportioned double bedrooms all of which are served by their own en suites.



Bedroom one is a substantial double room located towards the front of the property and has a large walk-in wardrobe. The en suite includes a large bathtub, walk-in shower with tiled splashbacks and waterfall shower head, low flush WC, wash hand basin with mixer tap and heated towel rail.

As previously mentioned, bedrooms two and three are also double in size and both have modern en suites which include shower cubicle, low flush WC, wash hand basin with mixer tap and heated towel rail.

## To The Outside

To the outside, the property has an enclosed west-facing rear garden with a flagged patio area immediately to the rear, and a large lawned area beyond with well maintained borders and flowerbeds. There is also a gated entrance leading out to the driveway and an external water tap.



To the front of the property is a further lawned garden with flowerbeds and a flagged path leading up to the front door.

The property has a large tarmac driveway providing off-street parking for multiple vehicles which leads to the detached brick built garage with 'up and over' door and power/lighting connected within.

The property is available for sale with no forward chain and vacant possession and it is therefore as agents that we strongly recommend an internal inspection.

## Energy Efficiency

The property's current energy rating is C (76) and has the potential to be improved to an EPC rating of A (103).

## Additional Information

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected. The development has its own LPG gas supply which is metered to each property.

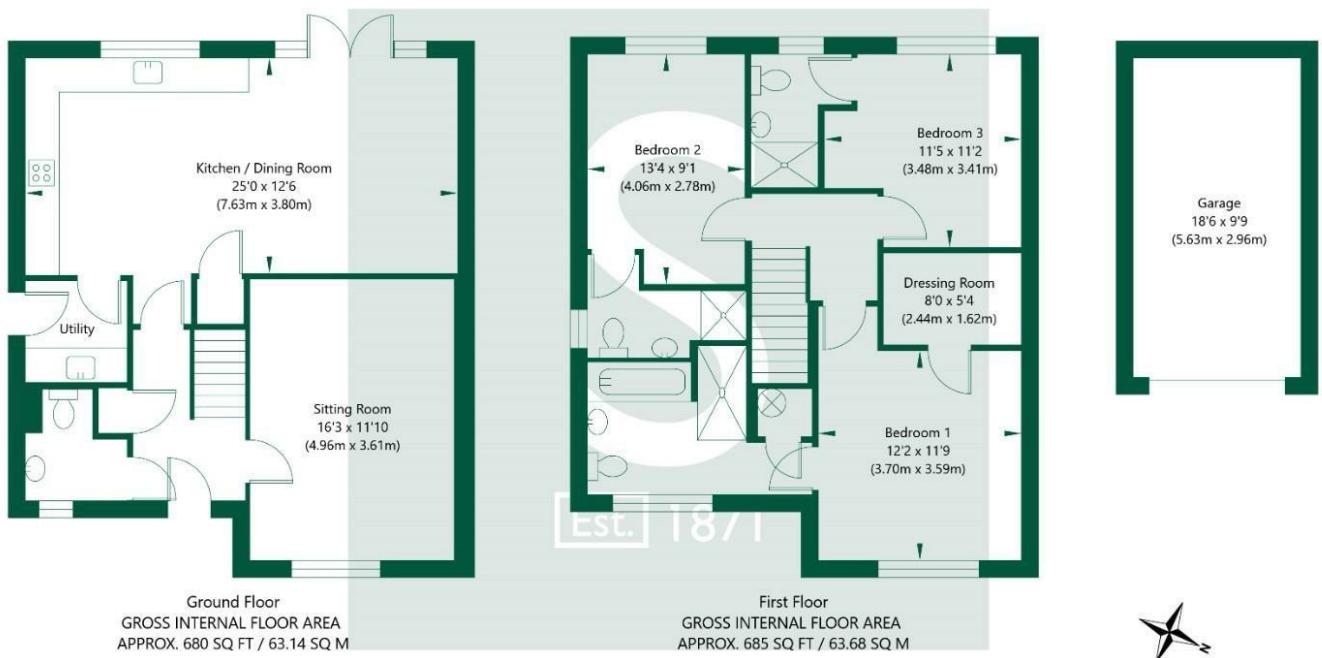
Broadband Coverage: Up to 1600\* Mbps download speed

Council Tax: E - North Yorkshire Council

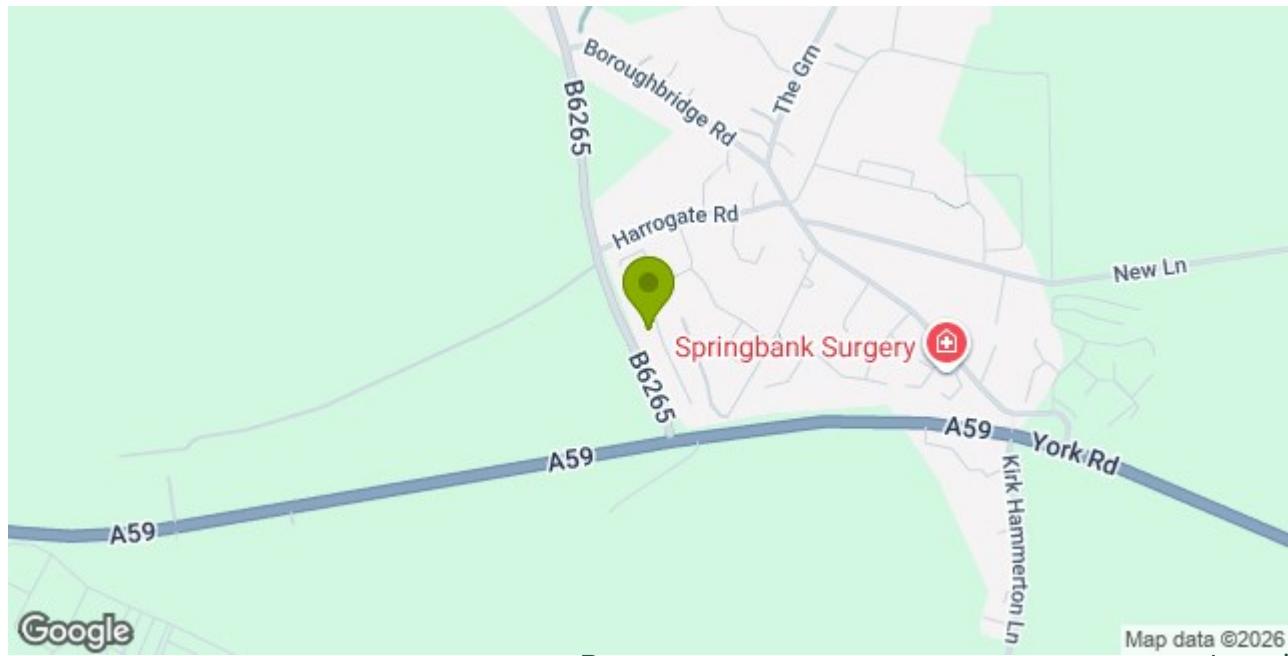
Current Planning Permission: No current valid planning permissions



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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1365 SQ FT / 126.82 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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