

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

Harland House Boroughbridge Road Green Hammerton

Green Hammerton, YO26 8AD

Guide Price £850,000

4 3 2

AN EXCELLENT OPPORTUNITY TO ACQUIRE AN ECO FRIENDLY DETACHED 4 BEDROOMED FAMILY HOME OF APROX 2200 SQ FT BUILT TO A HIGH-QUALITY SPECIFICATION FOR MODERN DAY COUNTRY LIVING. BUILT BY REPUTABLE LOCAL BUILDER C J COOK DEVELOPMENTS. WITH PARKING, OAK CAR BARN AND GARDENS ENJOYING A SECLUDED TUCKED AWAY POSITION WITHIN LEVEL WALKING DISTANCE OF THE VILLAGE AMENITIES AND WITH EASE OF ACCESS ONTO THE A59 AND THE A1M FOR TRAVEL FURTHER AFIELD. BENEFITS INCLUDE AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING THROUGHOUT, DOUBLE GLAZING, LUXURY VINYL TILING (NATURAL OAK) TO GROUND FLOOR, QUALITY KITCHEN AND BATHROOM FITTINGS.

Specification

- TIMBERFRAME CONSTRUCTION
- CLAY PAN TILED ROOF
- UNDERFLOOR HEATING THROUGHOUT
- PREMIUM AIR SOURCE HEAT PUMP
- LUXURY VINYL TILED (NATURAL OAK) FLOORING TO THE GROUND FLOOR
- QUALITY CARPETS TO THE FIRST FLOOR AND BEDROOMS
- LUXURY BATHROOM FITTINGS
- HIGH SPECIFICATION KITCHEN WITH QUALITY APPOINTMENTS
- QUALITY ELECTRICAL FIXTURES INCLUDING DATA CABLES AND TV POINTS IN ALL BEDROOMS
- A RATED UPVC DOUBLE GLAZED WINDOWS
- ALUMINUM BIFOLD DOORS AND LATERN ROOF
- COMPOSITE ACCESS DOORS
- STONE WINDOW SILLS
- SOLAR PANELS WITH OPTION FOR BATTERY CONNECTIONS





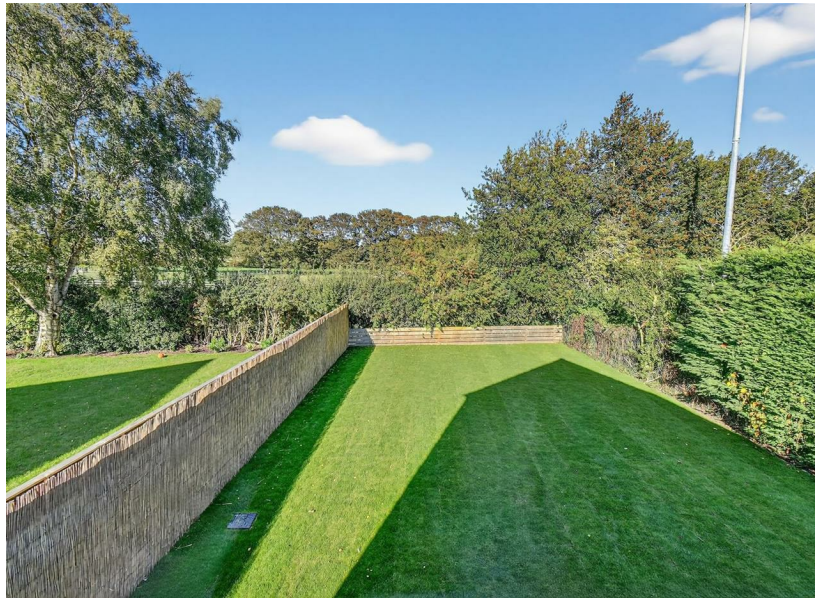














OUTSIDE

• OAK FRAMED CAR BARN
• REMOTE ELECTRIC GATES
• LANDSCAPED FRONT AND REAR GARDENS
• REAR PATIO WITH ADJOINING LAWNED
• OPEN COUNTRYSIDE VIEWS

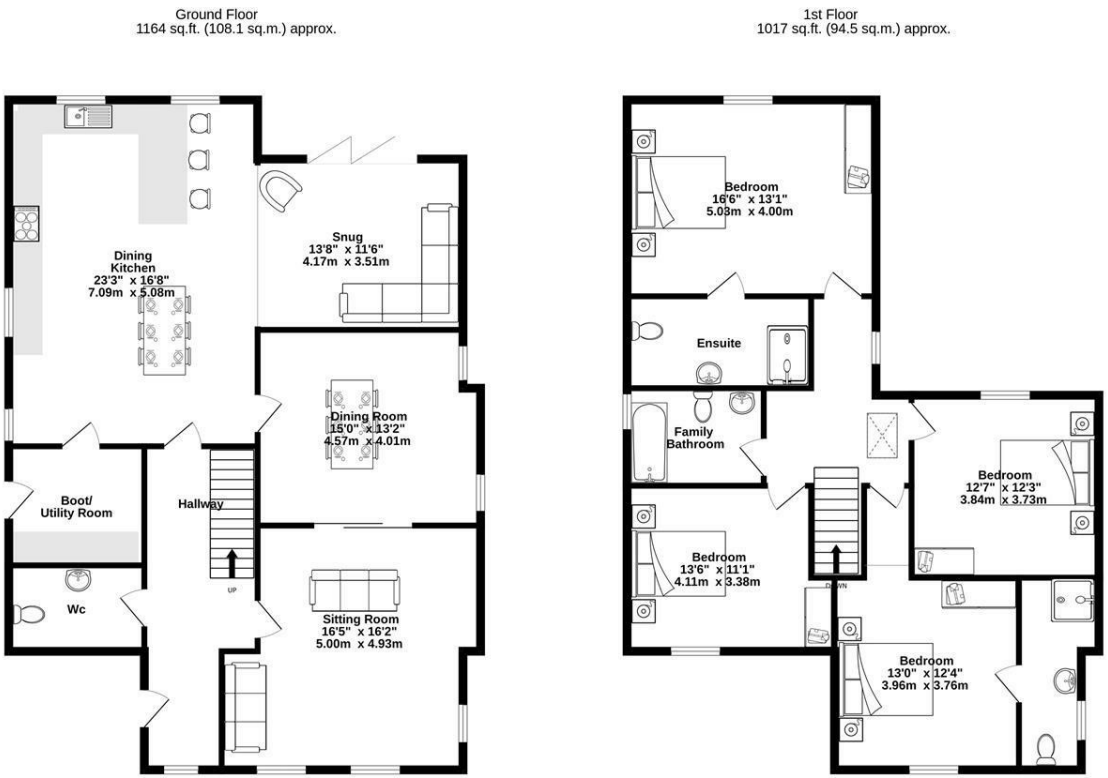
LOCATION - Green Hammerton is a much sought after village, conveniently placed between Harrogate and York just off the A59 and with easy access to the A1(M) for travel further afield. The village boasts a junior school, public house, post office, general store and cafe and doctor's surgery, with the nearby train stations of Kirk Hammerton and Cattal for the commuter.

SERVICES – Mains Electricity, Heating Air Source Heat Pump, Water and Drainage
TENURE – Freehold

DIRECTIONS – From York proceed along the A59. Turn right signposted Boroughbridge onto the B6265 and take the second right turning onto Boroughbridge Road whereupon the site is on the left-hand side.

VIEWING - Strictly by prior appointment

FLOOR PLAN

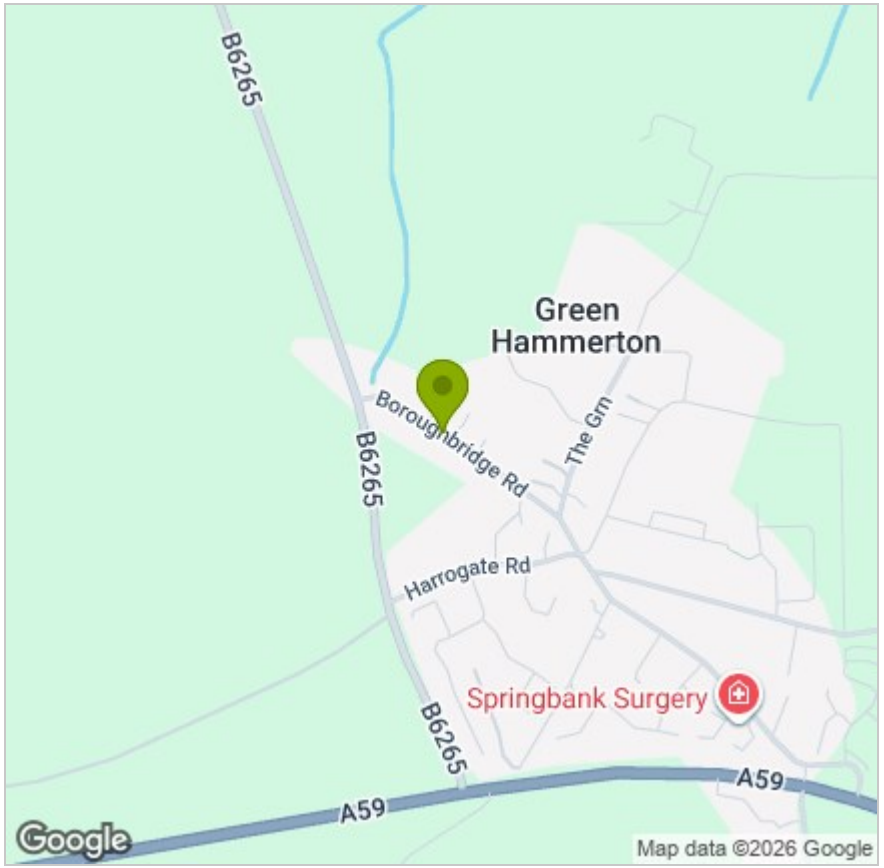


Measurements Taken From Developers Plans

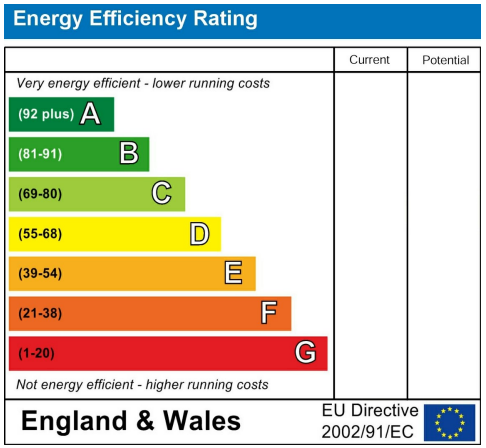
TOTAL FLOOR AREA : 2181 sq.ft. (202.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC



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