



**New Lane, Green Hammerton**

£415,000

**Stephensons**  
estate agents & chartered surveyors

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New Lane,  
York YO26 8BL

Est. 1871

£415,000

A deceptively spacious three storey village home, thoughtfully extended and converted to offer versatile family living across three floors, with a stunning open-plan kitchen/dining/living space at its heart, a principal bedroom with en-suite, garage and enclosed rear garden.

Accessed via an entrance hall with staircase rising to the upper floors, with the sitting room leading off which features a central log burning stove set upon a tiled hearth beneath a timber mantel, a useful under stairs storage cupboard, and a bay window which draws in the natural light.

The feature room of the property is the expansive, modern kitchen/dining/living space, with Velux roof lights and French doors opening out into the garden beyond. The kitchen is well appointed with a comprehensive range of matching contemporary units with worktops, sink and drainer, and integrated appliances including an oven, four ring electric hob, Lamona microwave, dishwasher and fridge/freezer, and further benefits from a large larder cupboard.

The separate utility room off the kitchen features matching units and worktops, again with an inset sink and drainer, Velux roof light and a side access door, and includes plumbing for a washing machine and houses the oil fired boiler. A separate downstairs WC with wall mounted wash hand basin and low flush WC completes the ground floor.



Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected, with the exception of mains gas. The property utilises oil fired central heating.

Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: C - North Yorkshire Council

EPC: C (69)

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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



To the first floor, a thoughtfully arranged landing accommodates a study area and airing cupboard, before a further staircase rises to the skilfully converted loft, now forming the second floor. Bedrooms two and three are on the first floor. Bedroom two is a great sized double overlooking the rear garden, with a fitted storage cupboard alongside ample freestanding storage space. Bedroom three is a well-proportioned double which further benefits from a fitted storage cupboard. The house bathroom is appointed with a vanity wash hand basin, low flush WC, wall mounted heated towel rail and a bath with shower over with panelled splashback surround.

The principal bedroom on the second floor offers a generous double with twin Velux roof lights, an array of fitted storage cupboards and space for freestanding furniture. A thoughtfully appointed en-suite includes a low flush WC, vanity wash hand basin, heated towel rail and an enclosed shower cubicle with both rain and handheld shower attachments, finished with panelled splashbacks.

To the front of the property is a driveway leading to the integral single garage with personnel access door to the back. Adjacent to the driveway is a gravelled area bordered by mature hedgerow, ideally suited as a further parking space.

To the rear is an enclosed garden offering a lovely degree of variety, with a raised patio, lawn and raised planting beds, a greenhouse and useful storage sheds are located to the end of the garden.

## Partners:

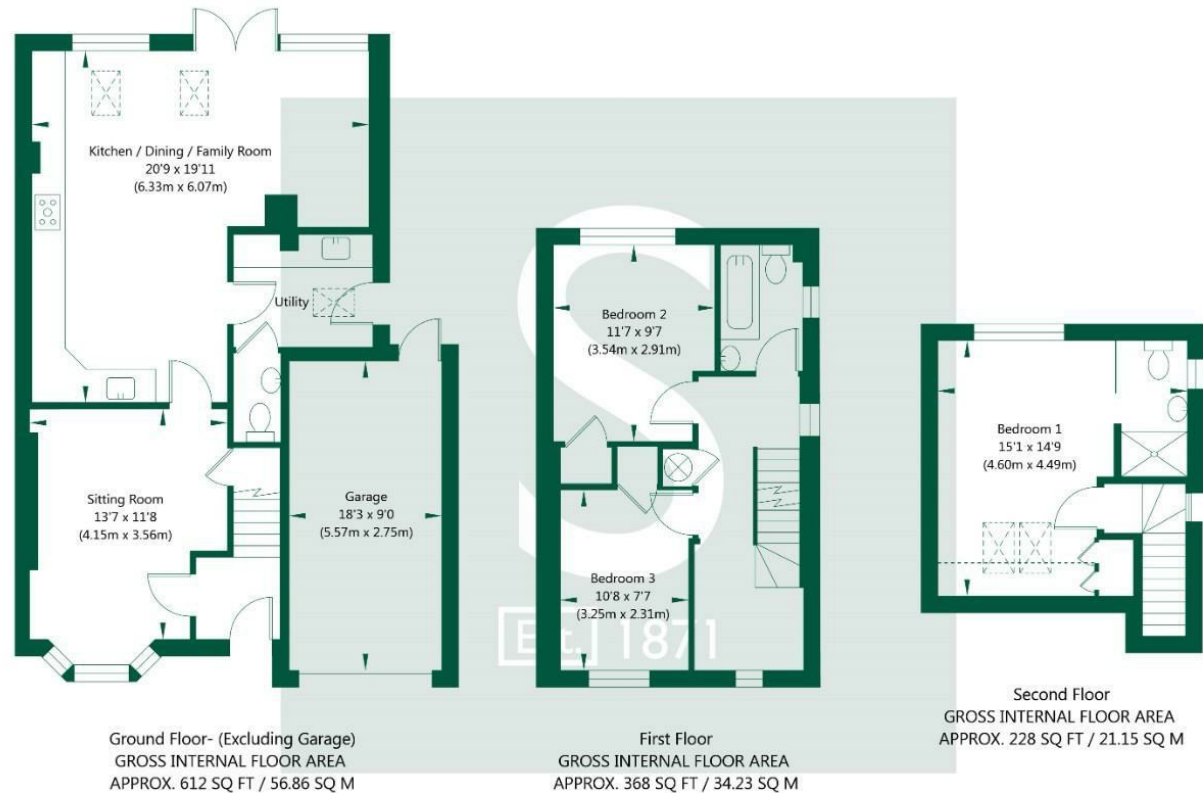
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1208 SQ FT / 112.24 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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