



Barncroft, Back Lane, Green Hammerton, York YO26 8BH

Stephensons



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Guide Price £499,995

An impressive 4/5 bedroom semi-detached barn conversion of significant charm and character located on the rural fringes of Green Hammerton, providing around 2,350 sq ft of beautifully presented living space over 3 floors that includes a spacious reception hall, study, dining room, sitting room and dining kitchen, principal bedroom with en-suite bathroom, 3 further bedrooms, bathroom and a 21' long attic room complemented by rural views to the front, gated driveway, large single garage and lawned gardens.

Harrogate Borough Council - Tax Band F

Viewings via Boroughbridge Office 01423 324324



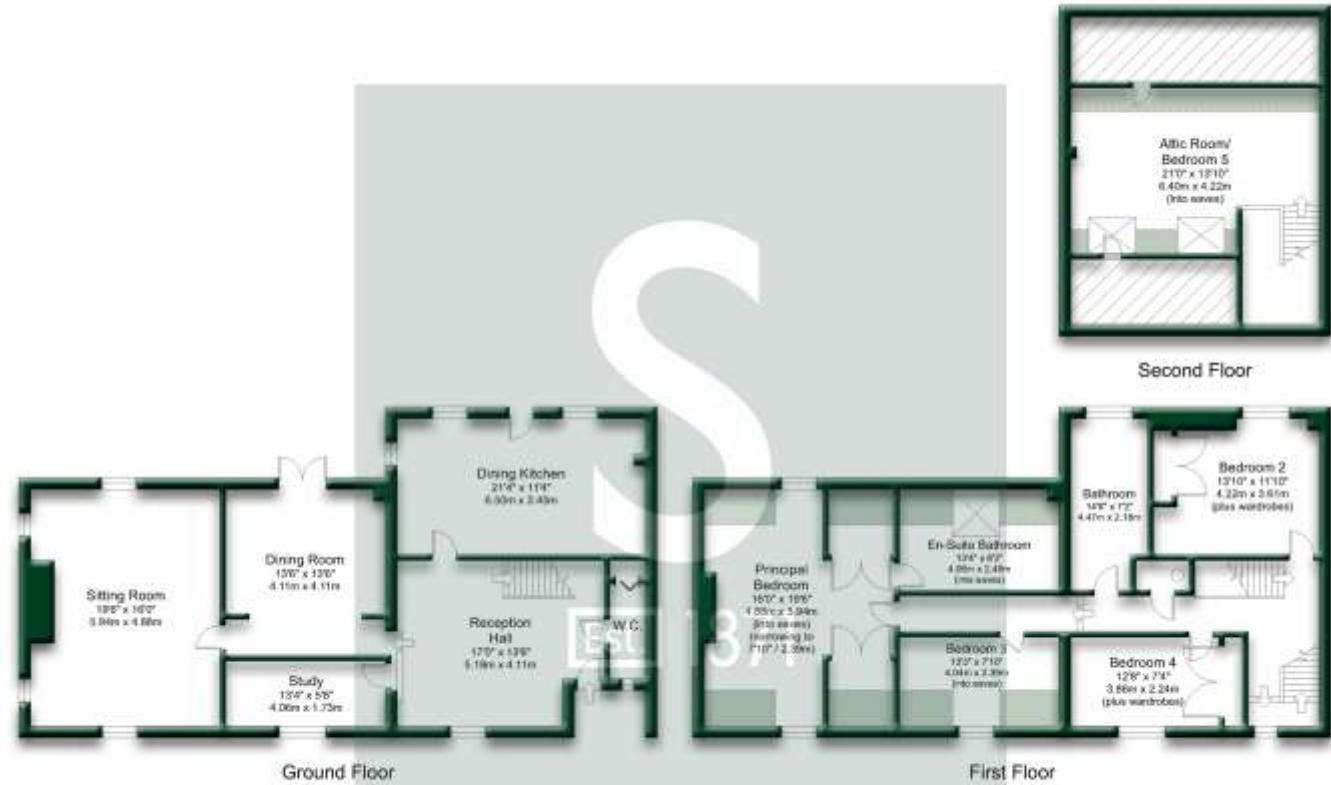
The ground floor living space boasts a wealth of exposed beams and features a larger than average reception hall with cloakroom/wc, study, dining room with double doors out into the rear garden, 19'6" long sitting room with open fire and a superbly appointed 21' long dining kitchen providing generous worktop space and extensive storage complemented by a stable style door out into the rear garden and a range of integrated appliances to include induction hob, eye level double oven, warming drawer, microwave, fridge, freezer and dishwasher.



The 35'6" long split level first floor landing provides access up to the fabulous 21'0" long attic room and doors leading off into an impressive 19'6" long principal bedroom with walk-in wardrobes and an en-suite bathroom, 3 further bedrooms (2 with built-in wardrobes) and a luxuriously appointed bathroom with both bath and separate walk-in shower. Other internal features of note include oil fired central heating and double glazing.

Externally a gated driveway provides parking and access into a large single garage (16'3" x 12'0"). The lawned rear garden is enclosed and features 2 paved seating areas.





Gross internal floor area excluding Eaves (approx.): 218.3 sq m (2,350 sq ft)

Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.
Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Services

We have been informed by the Vendor that all mains services are connected to the property except gas.

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Haxby 01904 809900
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Selby 01757 706707
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