



Hughlings Close, Green Hammerton Guide Price £399,995

A stylish & surprisingly spacious 4 bedroom Scandinavian inspired contemporary home built by Strata Homes in 2022 to feature beautifully presented living space across 3 floors to include a stunning 2nd floor principal bedroom suite with shower room & study/dressing area, 3 1st floor bedrooms and bathroom plus a sitting room & a fabulous dining kitchen.

*** DRIVEWAY, GARAGE & BEAUTIFULLY LANDSCAPED REAR GARDEN ***



Inside

A reception hall with cloakroom/wc and understairs storage cupboard leads off into a spacious 16'8" (5.08m) long sitting room with oak flooring and a superbly appointed dining kitchen that features double doors off the dining area out into the delightful rear garden and a luxurious kitchen that provides a generous range of base and wall storage units complemented by integrated appliances to include a touch control hob, microwave and an eye-level NEFF oven & grill with "Hide & Slide" door.



The first floor landing leads off into 3 bedrooms (1 with fitted wardrobes) and a bathroom.



The second floor provides a stunning principal bedroom suite that includes a versatile study/dressing area, fitted wardrobe, 4 double glazed skylights and a stylish en-suite shower room.

Other internal features of note include gas fired radiator central heating, double glazing and the residue of the 10 year structural warranty.

Outside

A driveway to the side of the property provides parking and access into a single garage with both power and light connected.



The beautifully landscaped rear garden features an expansive porcelain paved seating area, lawn and a well stocked raised flower bed.

Energy Efficiency

The property's current energy rating is C (79) and has the potential to be improved to an EPC rating of B (89).

Services

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

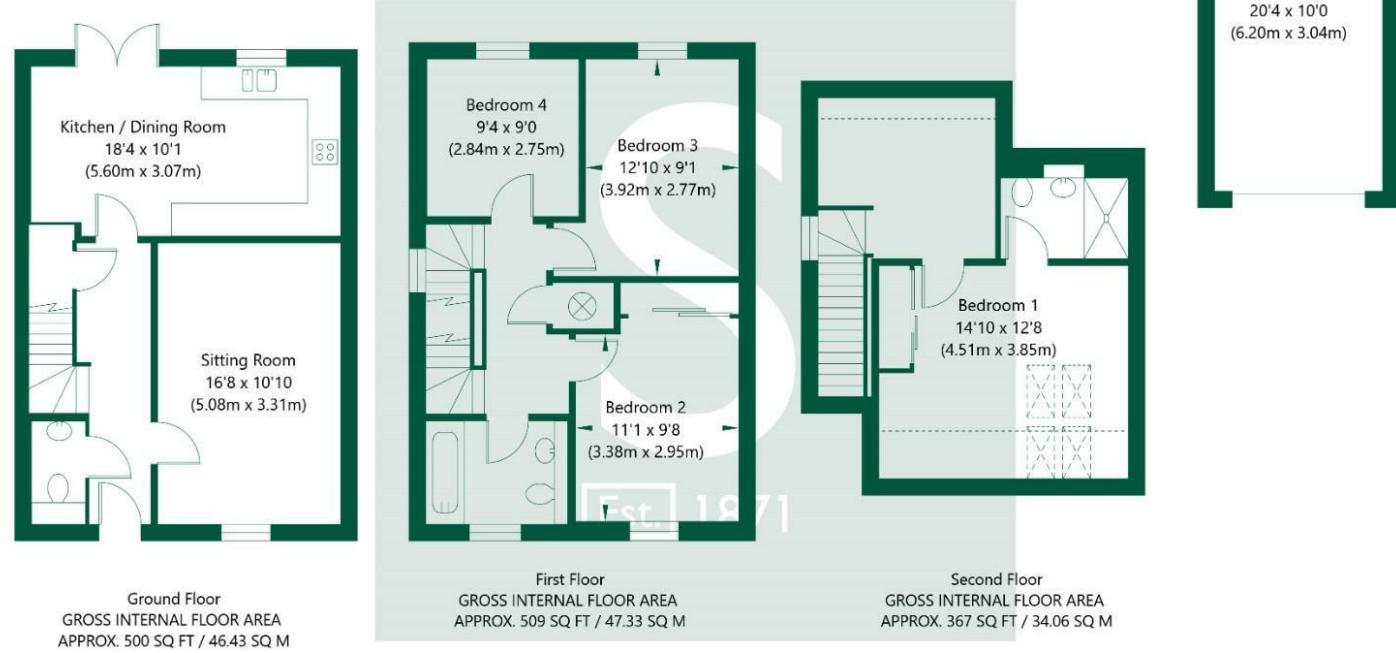
Tenure

We have been informed by the Vendor that the property is freehold.

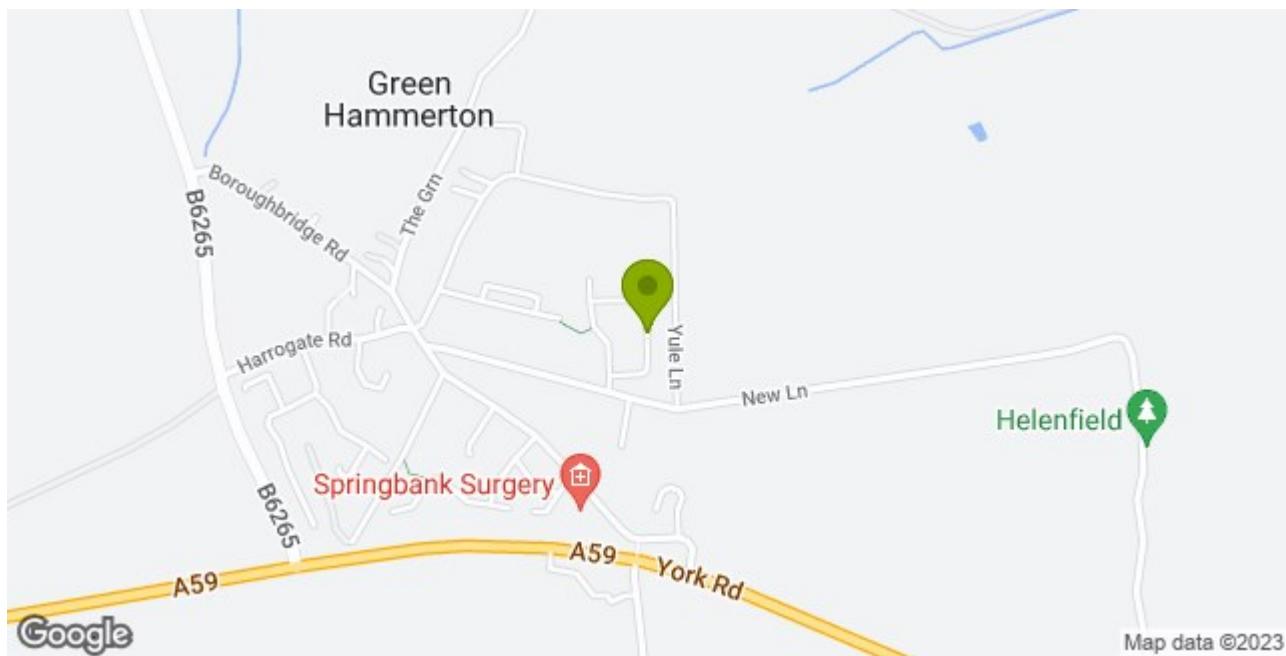
Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is D. The property's postcode is Y026 8FL.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1376 SQ FT / 127.82 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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