

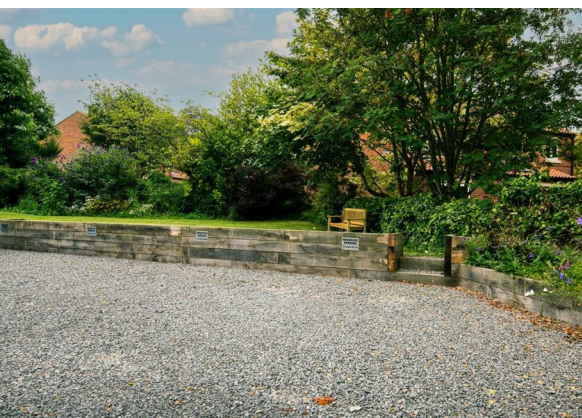
## York Road, Green Hammerton, York Asking Price £299,995

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A comprehensively upgraded period cottage set in the heart of Green Hammerton, offering immaculately presented living accommodation featuring a wealth of original features, and benefiting from detached lawned garden and air source heating.

Single garage available by separate negotiation.





### Accommodation

A charming period cottage set in the heart of Green Hammerton which has been comprehensively upgraded and renovated in the recent past creating a stunning 3 bedroom living accommodation which is being offered for sale with no onward chain.

The property is Grade II listed with a contemporary finish and a number of original period features.

The property is entered through a period front entrance door into the sitting room which has a feature exposed beamed ceiling, double radiator, and television aerial point.

There is a spacious dining room, again located at the front of the property, with a staircase leading to the first floor accommodation. The dining room features a wood burning cast iron stove set on a crushed stone hearth in addition to 2 separate radiators and exposed beamed ceiling.

The dining room steps down into a contemporary kitchen which has a stylish range of built-in base units with fitted worktops and inset double bowl sink unit. There is an additional range of matching high level storage cupboards with built-in electric oven. There is a separate 4 point ceramic hob unit with central extractor and stainless steel splashbacks. The kitchen also benefits from a built-in dishwasher, integrated fridge and freezer units and plumbing for an automatic washing machine.

There is a walk-in under stairs storage cupboard, double radiator, and rear entrance door.

The first floor landing has 2 separate loft hatches in addition to an airing cupboard which houses the pressurised hot water cylinder.

The property boasts 3 separate double bedrooms, 2 of which are located at the front of the property with a third bedroom at the rear. The front bedrooms include radiators and feature sliding sash casement windows. Bedroom 3 at the rear has a radiator, built-in wardrobe, and beamed ceiling.

Finally, there is a re-fitted house bathroom having a low flush W/C, wash hand basin and inset bath with wall mounted shower attachments and full height tiled splashbacks. The bathroom includes a heated chrome towel rail, recess ceiling down lighters and exposed beamed ceiling.

The vendor has replaced all the windows in the entire property with new Heritage double glazed wooden units, and provided the property with a modern air source heating system.

### To the Outside

The property looks out across York Road and has a small rear courtyard and hardstanding directly to the rear of the property. There is vehicular access across a private drive which opens out onto a gravelled rear courtyard within reach to the property's allocated 2 off road parking spaces.

The property is complemented by a detached lawned garden located beyond the parking bays with fenced and walled boundaries.

Green Hammerton remains one of the region's most sought-after village locations with a highly regarded primary school, village pub, shop with post office and a community hall with sports field. An early inspection is strongly recommended to appreciate the opportunity on offer.

### Agents Note

The property is currently used as a holiday let with strong occupancy rates. Details on turnover and future bookings are available on request through the selling agent.

A garage is available to purchase by separate negotiation.

### Energy Efficiency

The property's current energy rating is C (69) and has the potential to be improved to an EPC rating of B (88).

### Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected with the exception of mains gas

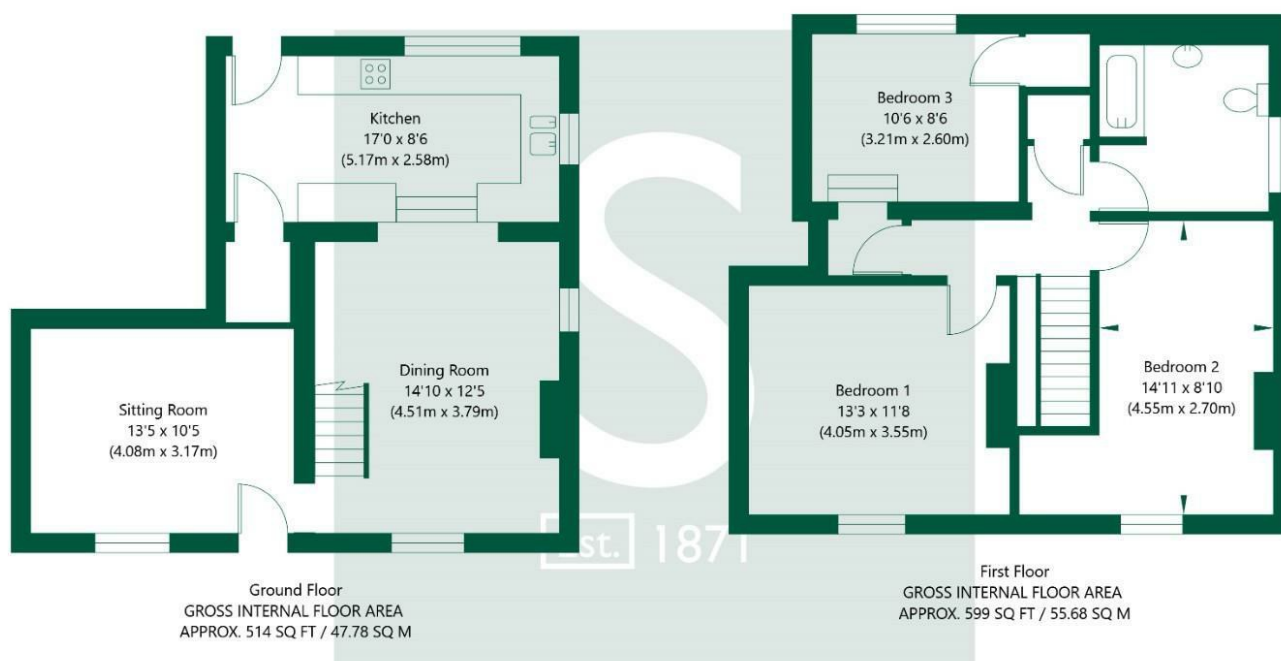
Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: D - North Yorkshire Council

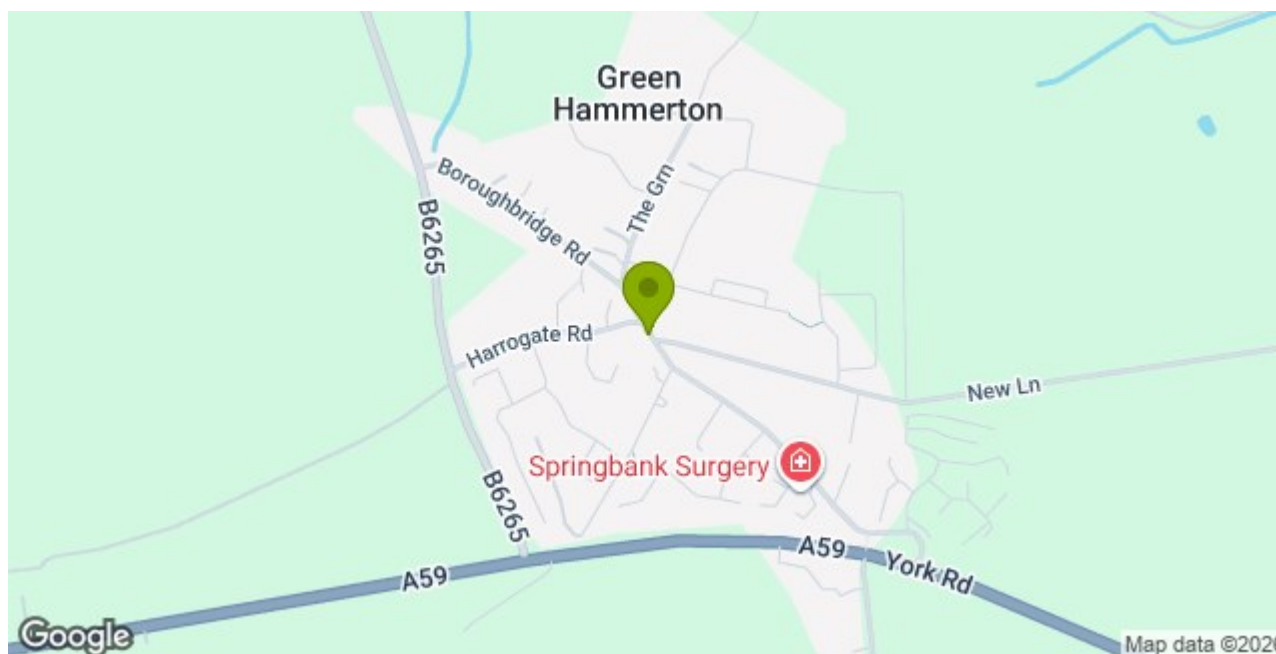
Current Planning Permission: No current valid planning permissions

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

York Road, Green Hammerton, York, YO26 8BN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1113 SQ FT / 103.46 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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