



GSC GRAYS

PROPERTY • ESTATES • LAND



3 BEECH COTTAGES

York, Yorkshire, YO26 8BX

Guide Price £450,000





SITUATION AND AMENITIES

The property is positioned centrally in the popular village of Kirk Hammerton. A thriving village with a range of amenities including a primary school, sports field and church. The village is a short distance from a local convenience store, garage, restaurant and farm shop. The village benefits from its own station giving access to Leeds, Harrogate, York. This means that for commuters access to London can be achieved in under 3 hours.

GROUND FLOOR

The property is accessed via a timber front door. This leads to the L shaped hall with staircase off. To the front is the sitting room with large bow window and inglenook fireplace. The front wall shows signs of disrepair and the cost of repair has been factored into the property valuation. (Evidence of damp can be found to other walls and within many rooms in the property). To the rear of the property is a dining room and adjacent to this is the large modern kitchen. This is a fantastic room and has a huge range of wall and floor mounted units with integrated appliances and range cooker. There is a rear glazed door leading to the pretty garden and patio. Beyond the kitchen is a utility room and cloakroom/w,c

FIRST FLOOR

To the first floor is bedroom 1 with en-suite shower room, two double bedrooms and the house bathroom. The large landing has a window to the rear and staircase to the second floor.



SECOND FLOOR

There are two further rooms to the second floor. This area would be perfect for teenagers creating a suite with bedroom and study/hobby room.

EXTERNALLY

The property is approached via a meandering path with boxus hedge borders and lawns. The front of the property has dwarf brick walls with stone copings. to the rear is a pretty garden with paved patio. Pedestrian access gate to the shared rear access path and access to the garage. The garage is brick built and offers excellent storage with double timber gates.

LOCAL AUTHORITY TAX BAND

Harrogate Borough Council- Band E

SERVICES AND ANY OTHER INFORMATION

The property is serviced with mains water , drainage, electricity and oil fired central heating.

PARTICULARS AND PHOTOGRAPHS

The particulars were written and the photographs taken August 2022

VIEWINGS

Strictly by appointment with the agents GSCGrays 01423 590500



DISCLAIMER NOTICE

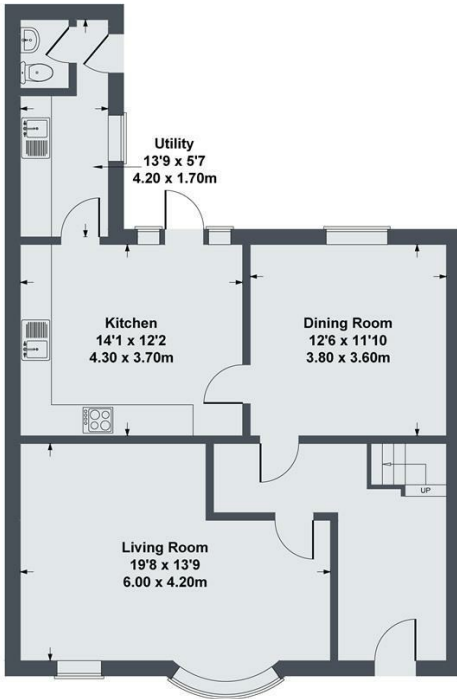
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

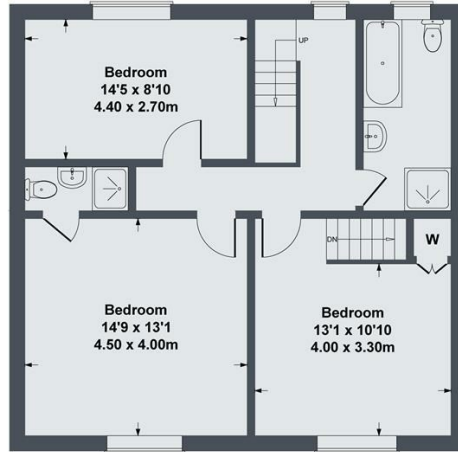
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

3 Beech Cottages Kirk Hammerton YO26 8BX

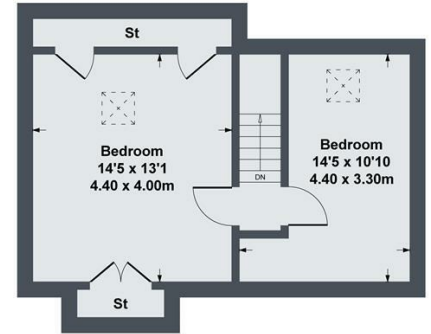
Approximate Gross Internal Area
1905 sq ft - 177 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

To arrange a viewing of this property or for further information please contact our office on the details below:

01423 590500

boroughbridge@gscgrays.co.uk

15-17 HIGH STREET
BOROUGHBRIDGE
YORK
YO51 9AW



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