



VERITY  
FREARSON

FIRST HOUSE, YORK ROAD, GREEN HAMMERTON, YO26 8BN

GUIDE PRICE £625,000

# FIRST HOUSE, YORK ROAD,

*Green Hammerton, YO26 8BN*

**A beautifully presented and spacious four-bedroom detached property with generous gardens, driveway and integral double garage, situated within this popular village between Harrogate and York.**

This super family home provides good-sized accommodation comprising three main reception rooms together with a modern, well-equipped kitchen, utility room, cloakroom and study / snug. Upstairs, there are four good-sized bedrooms and two modern bathrooms, one of which has an en-suite shower room, plus a modern bathroom. The property occupies a large plot having attractive gardens with lawn and planted borders surrounding the property. A large driveway provides ample parking and leads to an integral double garage.

Green Hammerton is a popular village, situated between Harrogate and York and is well served by excellent village amenities, including a primary school, shop, pub, doctor's surgery and village hall. Local rail connections at Kirk Hammerton, and Cattal provide access to Leeds, Harrogate and York.

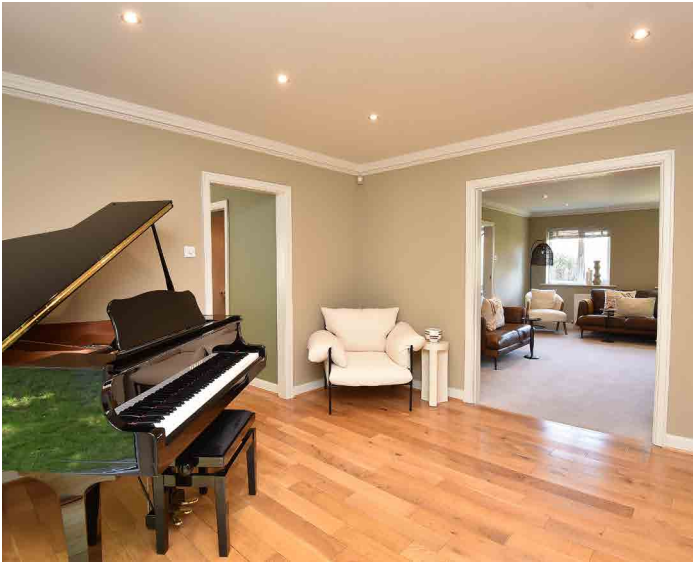


3 Reception Rooms · Office / Snug · Kitchen · Utility Room · Cloakroom

4 Bedrooms · En-Suite Shower Room · Bathroom

Ample Off-Road Parking · Double Garage · Good-Sized Lawned Gardens







## ACCOMMODATION

### **GROUND FLOOR** **RECEPTION HALL**

#### **SITTING ROOM**

A spacious reception room with windows to two sides. Attractive fireplace with wood-burning stove.

#### **DINING ROOM**

A further reception room with glazed doors leading to the garden.

#### **FAMILY ROOM**

A large reception room providing a further sitting or dining area with windows and glazed doors overlooking the garden.

#### **KITCHEN**

With a modern range of fitted units with oak worktop and breakfast bar. Electric hob, double oven and integrated fridge / freezer and dishwasher.

#### **UTILITY ROOM**

With fitted units, worktop and sink and space and plumbing for further appliances.

#### **CLOAKROOM**

With WC and washbasin.

#### **OFFICE / SNUG**

Providing a useful workspace or further sitting area.

### **FIRST FLOOR** **BEDROOMS**

There are four good-sized bedrooms, including the main bedroom which has an en-suite shower room.

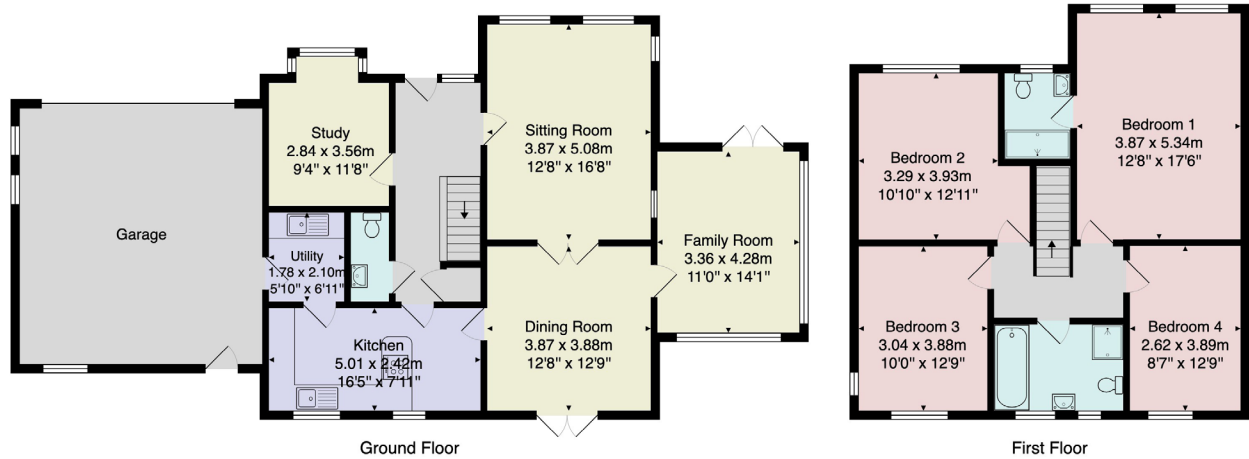
#### **EN-SUITE SHOWER ROOM**

A modern white suite comprising WC, washbasin, and large walk-in shower. Tiled walls and floor and heated towel rail.

#### **BATHROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, bath and walk-in shower. Tiled walls and floor.

# FLOOR PLAN



Total Area: 168.8 m<sup>2</sup> ... 1817 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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**Outside**

A drive provides generous parking and leads to an integral double garage with electrically operated door. The property occupies a large plot, having good-sized gardens to the side and rear with lawn, planted borders and sitting areas. Useful timber garden sheds.

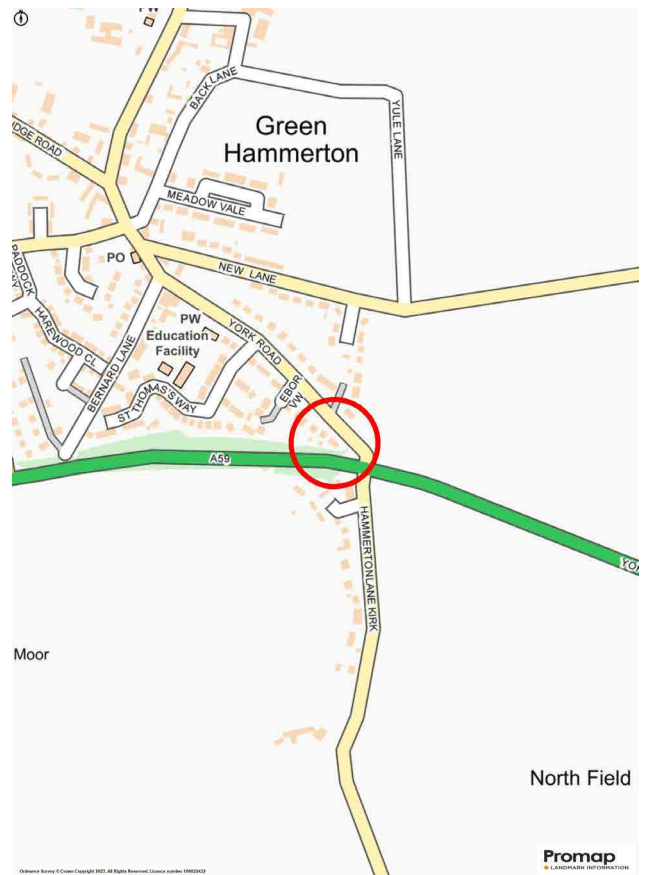
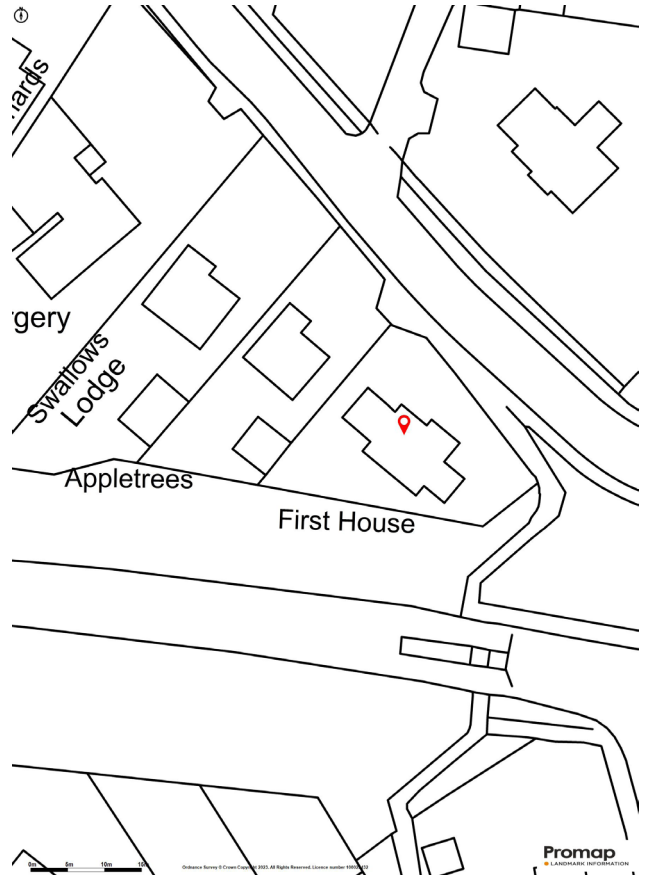
**Services**

All mains services connected with the exception of gas. Oil-fired central heating.

**Tenure**

Freehold

**Council Tax Band - F**



Harrogate

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