



1 NEW LANE

GREEN HAMMERTON, YORK YO26 8BL

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE IN THE POPULAR VILLAGE OF GREEN HAMMERTON WHICH IS LOCATED BETWEEN HARROGATE AND YORK.

Guide Price: £265,000

FOR SALE BY PRIVATE TREATY



LOCATION

Green Hammerton occupies an extremely convenient position just off the A59 York road having good access into York, Harrogate, Knaresborough and the A1M giving access to the leading West Yorkshire, Tyneside and Teeside business centres. The village itself benefits from a village school, church, local shop and village pub. There are also stations at nearby Hammerton and Cattal with train services through to York, Harrogate, Leeds and beyond.

DESCRIPTION

A traditional semi-detached house in a quiet lane in the sought-after village of Green Hammerton. Well presented throughout, the property would appeal to a wide selection of purchasers from young families to professional couples alike. It offers scope to extend into the attic space (subject to necessary building regulations) and yet currently provides accommodation of excellent proportions.

Briefly comprising: to the ground floor; tiled entrance hall, bay fronted sitting room, kitchen with a range of integrated appliances and utility room.

To the first floor; landing leads to the master bedroom to the front with bay window and en suite, a further double bedroom to the rear and single bedroom. The house bathroom with "roll top" bath, WC and hand basin completes the first floor.

OUTSIDE

The property is approached via a concrete driveway and gravelled area to the front of the house. This provides off street parking for a number of vehicles. There is a double garage to the side. The garden to the rear comprises lawn and patio area.

ADDITIONAL INFORMATION

Tenure

The tenure of the property is understood to be freehold.

Services

Mains water, electricity and drainage.

Wayleaves, Easements and Rights of Way

The property sold subject to all Rights of Way public and private, which may affect the property.

Council Tax – Band C

Viewings

The property may be viewed strictly by appointment only by prior arrangement with Lister Haigh on 01423 860322

Directions

Upon reaching Green Hammerton on the A59 from the west, turn left off the A59 at the first Green Hammerton junction (B6262) and then take the next right into the village by the playing fields. Follow the road to the "T" junction where the village pub is opposite. Turn right and then immediately left onto New Lane and the property is located on the right hand side marked by a Lister Haigh For Sale board.



SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Giles Chaplin 01423 860322

John Haigh 01423 860322

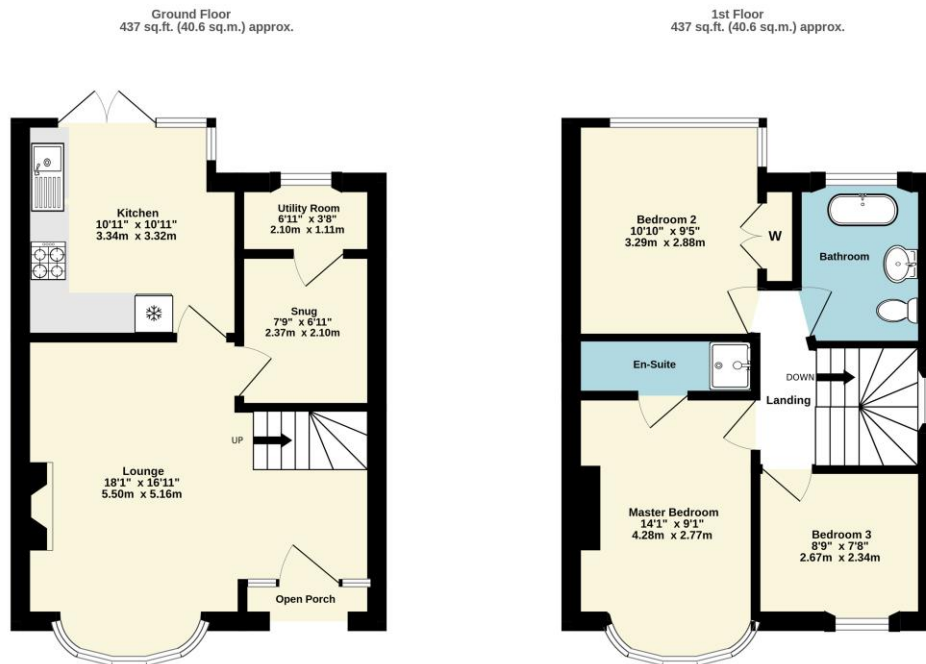
Charlie Cowen 01423 860322

VALUATIONS

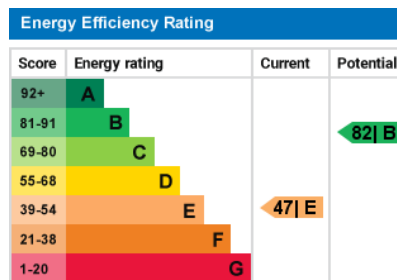
Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

Residential, Agricultural, Commercial, Development



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Regulated by the RICS

27.6.23