

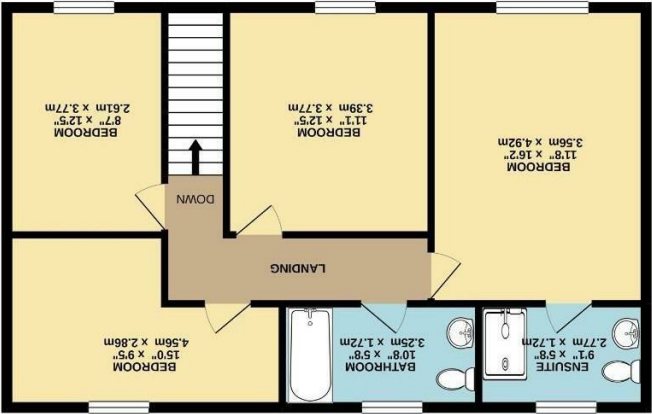
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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

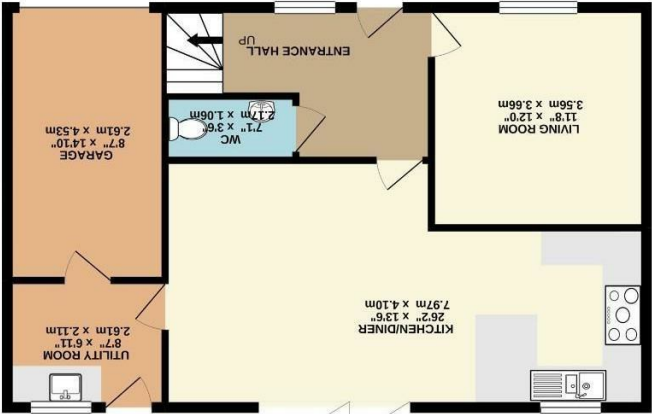
Energy Efficiency Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
Not environmentally friendly - higher CO2 emissions		
Current		Potential

Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
	B	(81-91)
	C	(69-80)
	D	(55-68)
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Not environmentally friendly - higher CO2 emissions		
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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 operating efficiency can be given.
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1ST FLOOR
756 sq.ft. (70.3 sq.m.) approx.



GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.



Dadesley New Lane, York
£515,000



Ashtons



Description

This wonderful detached home which has been thoughtfully extended and improved to offer modern, spacious living really must be viewed to be appreciated. Green Hammerton sits between York and Harrogate and offers all the benefits of village life yet is well placed for access to good commuter links and many local amenities.

Boasting a fantastic layout and many of the benefits of a newly built home including an immaculate finish and air source heating, the property is sure to appeal to the most discerning of purchasers. An entrance hall leads to a good sized reception room and a fabulous open plan dining kitchen. With ample room for seating and dining areas, the kitchen is fitted with a range of high quality units and appliances with bi-fold doors opening to the rear . The separate utility room provides great extra space and a ground floor cloakroom is set off the hallway and thw ground floor benefits from underfloor heating. To the first floor are four bedrooms; all of good proportions served by a house bathroom and en suite shower room to the master room.

Externally, the gardens to the rear offer lawned and paved areas, there is an integral single garage and ample parking on the block paved driveway to the front.

A great home of larger proportions than those ordinarily associated with modern properties, early viewing is recommended.