



5 New Lane  
Green Hammerton York, Yorkshire YO26 8BL  
Offers in excess of £225,000



SITUATED IN THE HIGHLY REGARDED VILLAGE OF GREEN HAMMERTON A TRADITIONAL 3 BEDROOM SEMI-DETACHED PROPERTY IN NEED OF A FULL REFURBISHMENT  
ENTRANCE STORM PORCH, SITTING ROOM, DINING ROOM, KITCHEN AREA WITH PANTRY  
THREE BEDROOM BATHROOM AND WC, GARAGE AMPLE PARKING AND FRONT AND REAR GARDENS.  
ONE NOT TO BE MISSED! EPC E



## Location

Green Hammerton is a popular village situated 10 miles west of York just off the A59 Harrogate road, with easy commuting links to the A1M and Harrogate which is 12 miles to the west. Green Hammerton itself has a public house, school, doctors and a post office. There are also stations at nearby Hammerton and Cattal with train services through to York, Harrogate, Leeds and beyond.

To the rear the garden is mainly laid to lawn with a mixture of hedged and fenced borders.

## Description

**ENTRANCE PORCH** entrance door, electric heater, light & power point, window to side.

**RECEPTION ROOM** 13' 7" x 11' 3" (4.14m x 3.43m) A good sized reception room, with tiled fire place , tv Ariel point, power points, bay window to the front, ceiling light an.

**DINING ROOM** 13' 1" x 10' 8" (3.99m x 3.25m) fireplace, power points and ceiling light, window to the rear.

**KITCHEN** 10" x 6' 10" (3.19m x 2.10m) Door to pantry with PowerPoints and window to rear

**LANDING** Window to side, ceiling light, PowerPoints, bannister, loft hatch.

**BEDROOM 1** 13' 11" x 10' 4" (4.24m x 3.15m) A good sized double bedroom, window to the front, ceiling light and power points,.

**BEDROOM 2** 13' 8" x 10' 8" (4.17m x 3.25m) A double bedroom, ceiling light and Power Points, window to the rear, built in cupboards.

**BEDROOM 3** 9' 9" x 7' 6" (2.97m x 2.29m) Ceiling light, powerpoints, window to the front.

**BATHROOM** Bath , sink, window to the rear.

**W/C** Low level W/C, window to side.

**GARAGE**

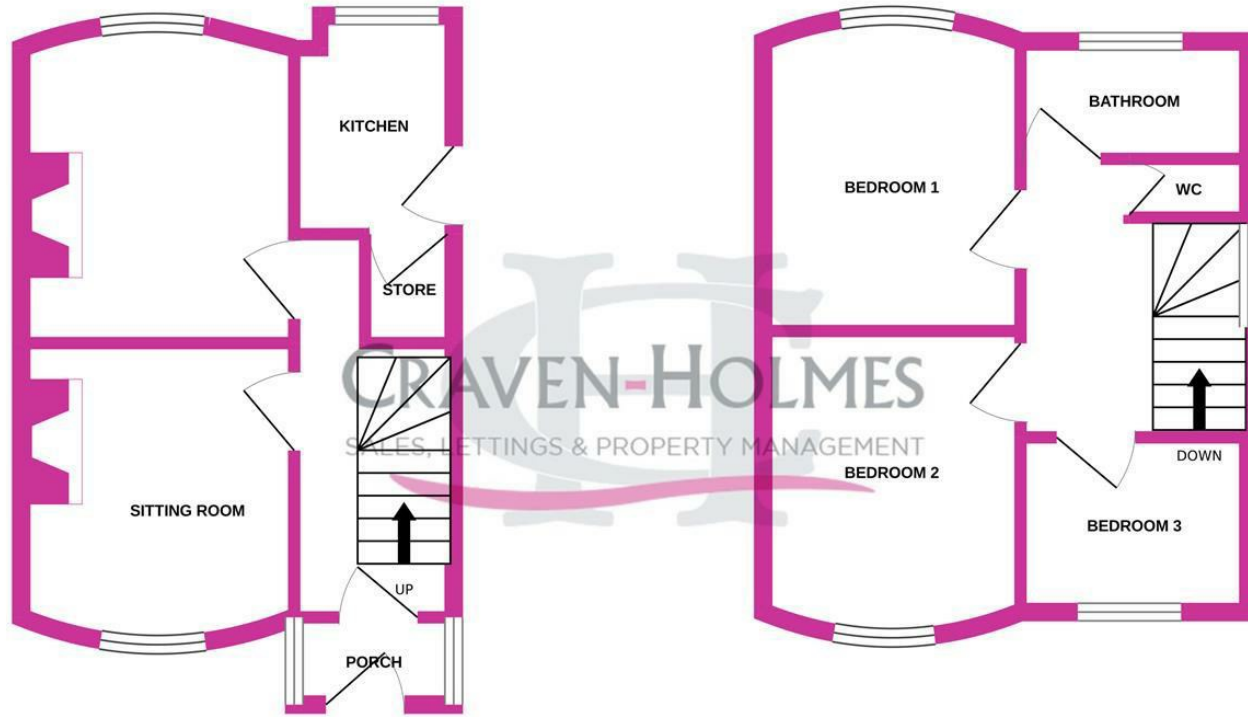
**OUTSIDE** To the front the property is approached by a concrete driveway , a front garden mainly laid to lawn.



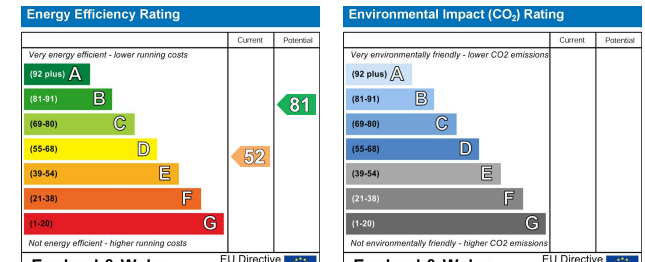


GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2022



**Craven-Holmes Estate Agents.** 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: [lettings@craven-holmes.co.uk](mailto:lettings@craven-holmes.co.uk) | [sales@craven-holmes.co.uk](mailto:sales@craven-holmes.co.uk)

[www.craven-holmes.co.uk](http://www.craven-holmes.co.uk)