



Church Street, Kirk Hammerton, York

£300,000

Stephensons
estate agents & chartered surveyors

stephensons4property.co.uk

S

Est. 1871

Church Street,
York YO26 8DD

£300,000

A previously extended and well presented semi detached house offering 2 flexible two bedroom accommodation with feature breakfast kitchen, and including a external studio with bathroom,



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
Council Tax: B - North Yorkshire Council
EPC: E (46)
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



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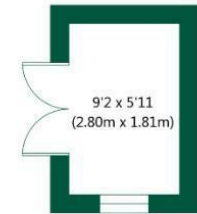
Kirk Hammerton, York, YO26 8DD



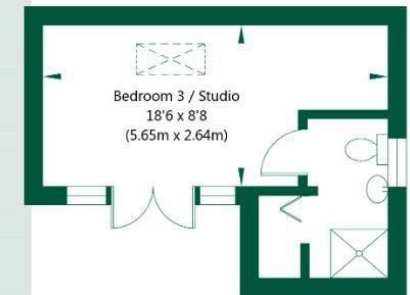
Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 490 SQ FT / 45.48 SQ M



First Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 331 SQ FT / 30.72 SQ M



Summer House



Studio
 GROSS INTERNAL FLOOR AREA
 APPROX. 195 SQ FT / 18.1 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1016 SQ FT / 94.3 SQ M - (Excluding Summer House)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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