



St. Thomas's Way, Green Hammerton, York

£650,000

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St. Thomas's Way,
York YO26 8BE

Est. 1871

£650,000

A Substantial detached house offering contemporary family living accommodation in the heart of Green Hammerton, featuring a superb breakfast kitchen, master and guest suites, and an attached double garage.

This modern, detached house offers ideal family living accommodation, set on a choice corner plot position with double garage and superbly landscaped rear garden.

Internally, the property is entered from the front into a spacious reception hall with staircase leading to the first floor. There is a downstairs cloakroom with contemporary W.C. and wash hand basin.

The principal reception room is a spacious lounge with an inset fireplace with television stand in addition to a contemporary radiator and French doors to the rear elevation.

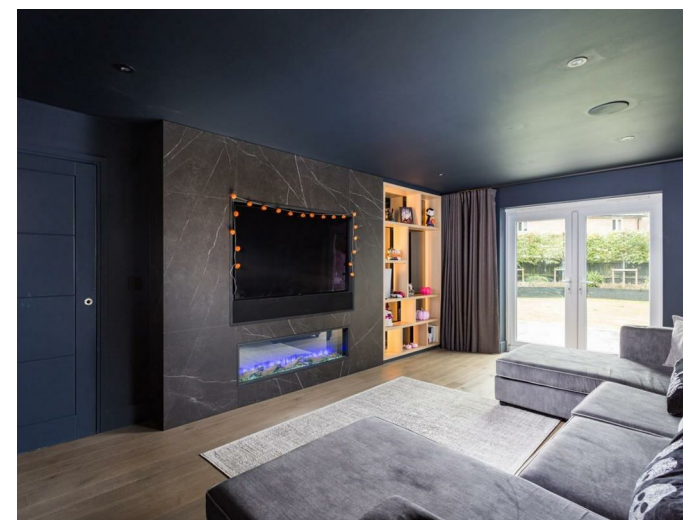
Without doubt the feature room of the property is a stunning open plan breakfast kitchen, having a modern range of built-in high and low cupboards with inset sink unit and central serving island. Included in the kitchen is a Siemens built-in electric oven and grill with warming tray in addition to a 5-point induction hob unit with extractor. There is integrated fridge and freezer units as well as a built-in dishwasher.

The kitchen provides ample space for a free standing dining table in addition to the breakfast bar and has twin contemporary radiators and bifold doors leading out onto the rear garden.

The utility room is accessed from the kitchen having an additional range of high and low level storage cupboards with sink unit, space for a tumble dryer and plumbing for a washing machine.

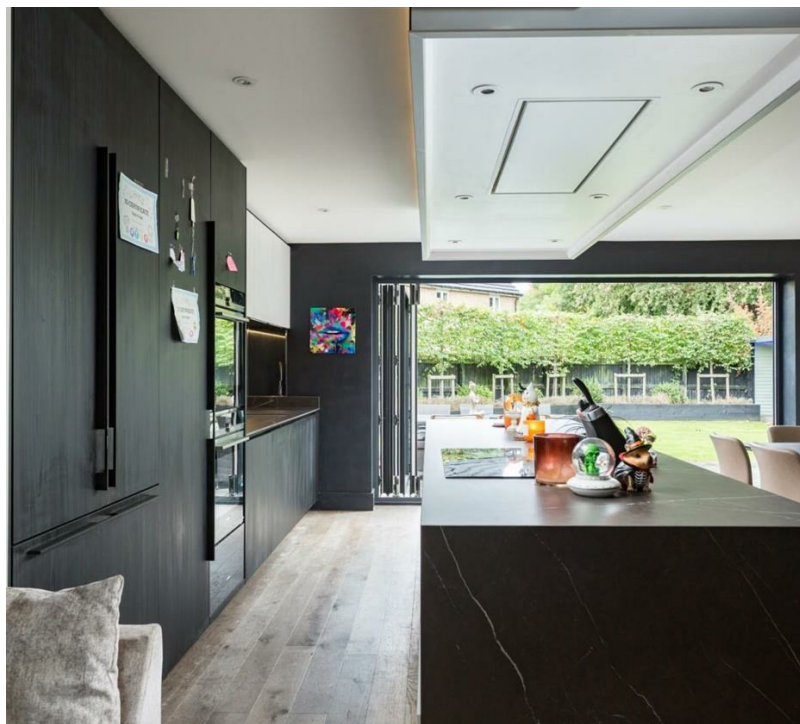
The ground floor accommodation is completed by a separate snug/study located at the front of the house.

There are 4 generous bedrooms on the first floor including a master suite which has



Tenure:
 Services/Utilities: Mains Gas, Electricity,
 Water and Sewerage are understood to
 be connected
 Broadband Coverage: Up to 76* Mbps
 download speed
 EPC Rating: B (87)
 Council Tax: F - North Yorkshire Council
 Current Planning Permission:

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



a walk-in dressing room with a bank of wardrobes and display shelving. There is an ensuite shower room with low flush W.C., wash hand basin and shower cubicle with full height tiled surround.

The guest bedroom also includes an ensuite shower room and all 4 double bedrooms benefit from radiators and uPVC framed double glazed casement windows.

Finally, there is a house bathroom having a contemporary suite with over bath shower and tiled splashbacks. The bathroom also includes a heated towel rail and ceiling down lighters.

Externally, the property occupies a choice, corner position being set back from St Thomas's Way and accessed by a private drive onto a front hardstanding and turning bay which provides off street parking for numerous vehicles.

The driveway in turn accesses the attached double garage which has an up and over garage door and is equipped with light and power.

There is a central, flagged pathway which runs parallel with the front elevation and steps out onto the front garden which is extensively laid to lawn. There is gated access down the side of the property through to the rear.

The property's rear garden has been expertly landscaped, ideal for outside entertaining.

Running full width across the rear elevation is a substantially flagged patio which steps out onto a lawned garden beyond with raised side and rear borders.

There is a raised and decked covered seating area at the rear of the garden which is included within the sale.

The rear garden is fully enclosed to all sides by fenced boundaries, and an outside water tap is located off the rear elevation.

The garden is private and fully enclosed, ideal for children and pets.

An early inspection is strongly recommended.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Partners:

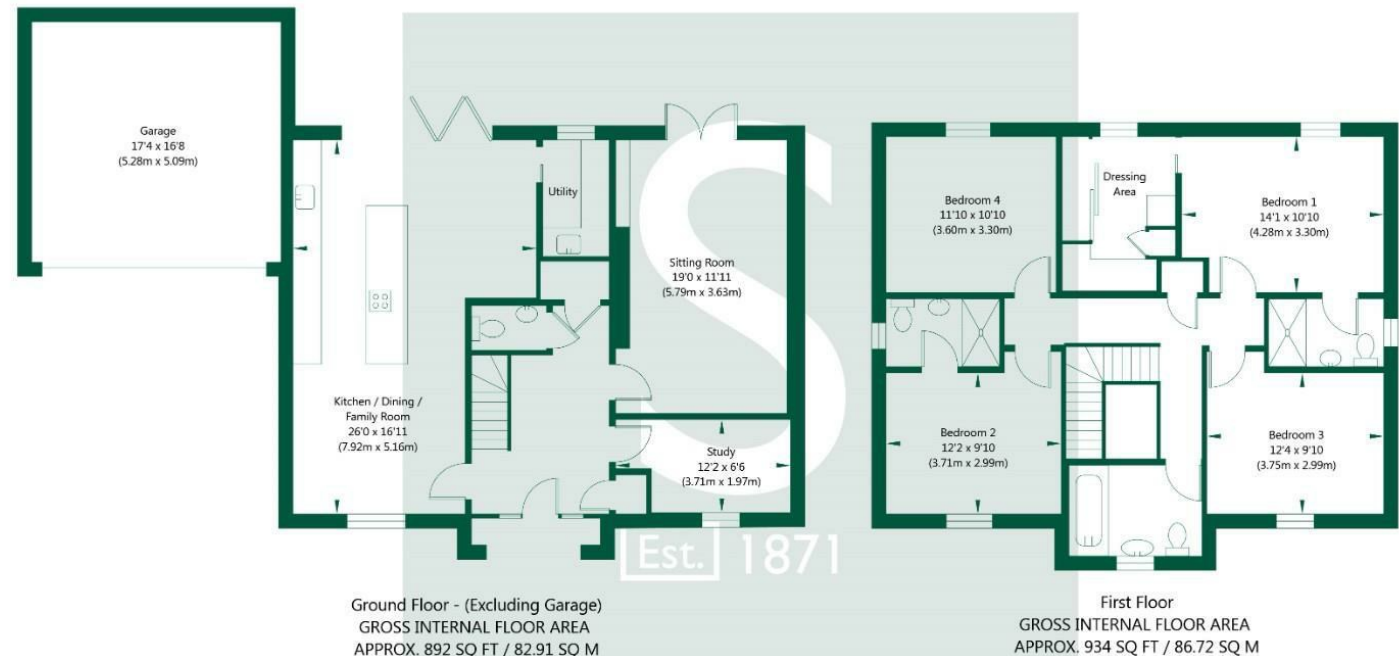
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1826 SQ FT / 169.63 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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