DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £279,950

- Sought after village location
- Two double bedrooms and luxury house bathroom
- Two reception rooms with multi-fuel burning stove
- Luxury kitchen with integrated appliances
- Attractive southerly-facing enclosed front garden

2 Church Street, Kirk Hammerton, York, YO26 8DD

A most attractive and beautifully appointed two bedroom semi-detached cottage which has undergone a comprehensive scheme of improvements and is situated within the heart of this highly sought after village.

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dacres.co.uk







2 Church Street, Kirk Hammerton, York, North Yorkshire, YO26 8DD

Harrogate 12 miles, York 9 miles, Leeds 27 miles (all distances approximate)

General remarks

A beautifully appointed and characterful two bedroom semi-detached cottage enjoying an enclosed southerly-facing garden to the front situated within the heart of this highly regarded village.

With sealed unit double glazing and an electric wet heating system, viewing is highly recommended and the property briefly comprises; entrance porch which leads through into the dining room with walnut flooring and attractive multi-fuel burning stove. There is a sitting room with double opening French doors to the garden to the front and further multi-fuel burning stove set on a raised brick hearth and feature walnut flooring. There is a luxury kitchen which has been comprehensively fitted with a range of matching wall and base units with granite working surfaces and splashbacks over. There is a four ring electric hob with extractor canopy over, double oven, fridge, freezer, slimline dishwasher and washer dryer. There is also a stable door to the rear.

A return staircase leads to the first floor where there is a useful cupboard and two double bedrooms, both having built-in wardrobes. There is a luxury house bathroom with freestanding bath, matching concealed cistern WC, wash hand basin, separate shower cubicle and underfloor heating.

Outside to the front of the property there is an attractive enclosed south-facing lawned garden and to the rear there is an enclosed yard. There is also a right of access to a useful storage room with panel door and two uPVC windows.

Kirk Hammerton is a highly sought after village within easy reach of the A1(M) which offers direct access to Yorkshire's commercial centres and further afield. The nearby railway station at Hammerton provides a daily service to York, Harrogate and Leeds. Kirk Hammerton has a primary school and Parish Church and the nearby village of Green Hammerton offers further amenities.

Directions

From Knaresborough, proceed out on the A59 towards York and cross the A1 at Allerton Park. Follow this road for another three miles and turn right at Benson's Furniture store, cross the railway line and proceed into the village where the property will be found on the left hand side clearly marked by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, water and drainage are installed. There is no mains gas in the village.
- On Street parking
- The property is in a Conservation Area

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

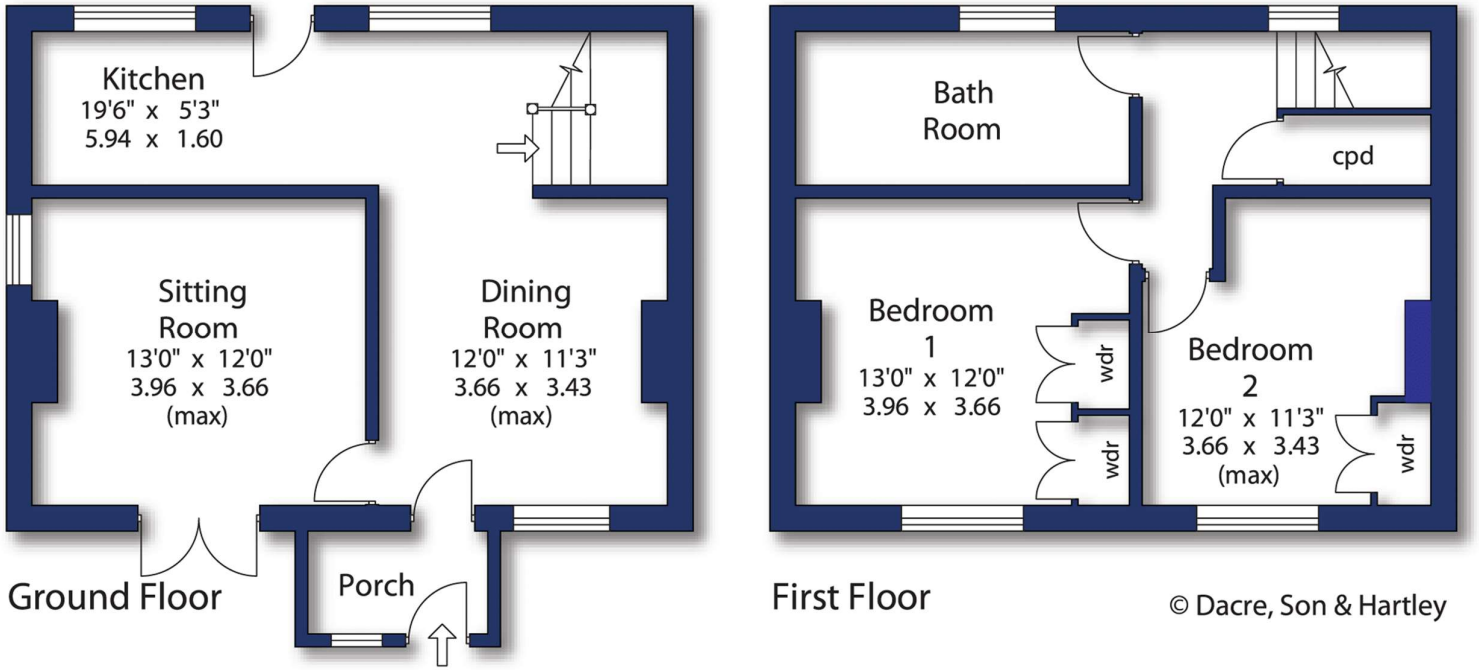
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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