

BEDROOM FOUR

4.26m x 2.69m (13'11" x 8'9") widening to 3.5m (11'5")
Double glazed window overlooking rear garden with radiator beneath and recess ceiling lighting.

BEDROOM FIVE

3.51m x 2.59m (11'6" x 8'5")
With double glazed window overlooking rear garden, double radiator and fitted bookshelf to one wall.

HOUSE BATHROOM

2.38m x 1.66m (7'9" x 5'5")
Fitted with a modern white three piece suite comprising Villeroy & Boch low flush w.c., floating vanity wash basin with storage cupboard beneath, panelled bath with shower and screen above, tiled walls with tiled flooring, double glazed window, large back-lit mirror, chrome heated towel rail, recess ceiling lighting and extractor fan.



TO THE OUTSIDE

Block paved driveway provides off-road parking for multiple vehicles and access to :-

INTEGRAL GARAGE

6.4m x 4.57m (20'11" x 14'11")
With manual up and over front door, light and power laid on.

GARDENS

The rear garden set predominantly to lawn boarded with brick garden wall and timber fencing, flagged patio provides seating area for outdoor entertaining and relaxation along with barbecue and 'al-fresco' dining in the summer months.

COUNCIL TAX

Band F (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared January 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Green Hammerton ~ 38 Hughlings Close, YO26 8FL

A beautifully appointed modern five bedroom detached home occupying a prominent position at the edge of this newly built development in the popular village of Green Hammerton between Harrogate and York.

- A generous sized modern detached family home
- Five bedrooms and three contemporary bath/shower rooms
- Attractive open plan kitchen/dining/family room
- Stylish modern kitchen with integrated Neff appliances
- Enclosed family garden to rear
- Off-road parking and integral double garage
- Highly sought after village location

£650,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

GREEN HAMMERTON

Green Hammerton benefits from a rural location with a good range of local amenities and easy access to a number of Yorkshire business centres including York, Harrogate, Boroughbridge and others linked by the A1(M) approximately 3 miles away. Bus services provide links with York, Harrogate and Boroughbridge and there is the added advantage of a railway station at nearby Kirk Hammerton with trains running to and from York-Harrogate-Leeds. There is also a village store, post office, primary school, Church of England and Roman Catholic churches and public house.

DIRECTIONS

Travelling east along the A59 towards York take the left hand turn onto the B6265 signposted Boroughbridge and Green Hammerton. Take the first right onto Harrogate Road entering the village. At the junction opposite the Bay Horse Inn turn right then immediately left onto New Lane, then left again into Hughlings Close. Bear right upon entering the development and the property is situated on the left hand side.



THE PROPERTY

An impressive contemporary five bedroom detached home benefiting from the remainder of a 10 years builders warranty, immaculately presented and finished to a high standard throughout. Benefiting from gas fired central heating and double glazed windows throughout the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

Entering through composite front door into :-

ATTRACTIVE DOUBLE HEIGHT ENTRANCE HALLWAY

With staircase leading to first floor, radiator to side, double glazed picture window at first floor level flooding the hallway with light and large pendant light fitting. Attractive tiled flooring leading from hallway into

downstairs w.c., and kitchen diner, useful storage cupboard under stairs.

LIVING ROOM

5.96m x 3.68m (19'6" x 12'0") into bay
With large double glazed bay window to front, two double radiators, wood effect laminate floor covering and recess ceiling lighting.



DOWNSTAIRS W.C.

Fitted with a modern white suite comprising Villeroy & Boch low flush w.c, floating vanity wash basin with storage drawer beneath, part tiled walls with tiled flooring, double radiator to side, large back-lit mirror to wall, recess ceiling lighting and extractor fan.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

10.77m x 3.79m (35'4" x 12'5")
A bright and airy family living space ideal for entertaining, separated to :-

KITCHEN AREA

3.86m x 3.84m (12'7" x 12'7")



Fitted with a contemporary kitchen comprising a range of handleless wall and base units, cupboards and drawers, work surfaces with matching up-stand and window sill reveal, integrated appliances include Neff electric double oven with grill and microwave function along with two

warming drawers and integrated coffee machine, full height fridge and freezer, electric induction hob, undercounter dishwasher and wine fridge, one and a half bowl stainless steel Franke sink unit with drainer and mixer tap. Double glazed window overlooking rear garden, recess ceiling lighting and extractor fan.

DINING AREA

With double glazed French style patio doors onto rear garden, double radiator and central pendant light fitting positioned over the dining table.



FAMILY ROOM

4.49m x 3.8m (14'8" x 12'5")
With double glazed window onto rear garden, double radiator beneath, fitted shelving and base unit storage, recess ceiling lighting.



UTILITY ROOM

1.83m x 1.68m (6'0" x 5'6")
A useful utility space with continuation of kitchen wall and base units, work surface with stainless steel sink unit with drainer and mixer tap, cupboard housing wall mounted Ideal gas fired central heating boiler, recess ceiling lighting, extractor fan and double glazed side door.

FIRST FLOOR

LANDING

A bright and open gallery landing, timber balustrade, useful airing cupboard housing large pressurised hot water cylinder, space for linen storage.

BEDROOM ONE

4.9m x 4.1m (16'0" x 13'5") max
A generous size principal bedroom with fitted wardrobes to one wall, double glazed French style patio doors onto attractive balcony to front with composite decking and modern glass balustrade, double radiator, recess ceiling lighting.



EN-SUITE SHOWER

2.28m x 1.66m (7'5" x 5'5")
Fitted with a contemporary white suite comprising Villeroy & Boch low flush w.c., floating vanity wash basin with storage drawer beneath, large step-in shower cubicle with "drencher" shower fitting, tiled walls with tiled flooring, double glazed window to side, large back-lit mirror, chrome heated towel rail, recess ceiling lighting and extractor fan.

BEDROOM TWO

3.83m x 3.67m (12'6" x 12'0") Widening to 4.75m (15'7")
Fitted wardrobes to one side, large double glazed window to front, double radiator and recess ceiling lighting.

EN-SUITE SHOWER

2.38m x 1.72m (7'9" x 5'7")
Fitted with a modern white suite comprising Villeroy & Boch low flush w.c., floating vanity wash basin with storage cupboard beneath, step-in shower cubicle with "drencher" shower fitting, tiled walls with tiled flooring, double glazed window, chrome heated towel rail, recess ceiling lighting and extractor fan.

BEDROOM THREE

3.75m x 3.52m (12'3" x 11'6")
With double glazed window to rear, fitted wardrobe to one side, double radiator, recess ceiling lighting.

