



3 BEECH COTTAGES
Kirk Hammerton, York


GSC GRAYS
PROPERTY • ESTATES • LAND
FOR SALE
01423 590500
WWW.GSCGRAYS.CO.UK

3 BEECH
COTTAGE



3 BEECH COTTAGES GILSTHWAITE LANE

York, YO26 8BX

A most deceptive character cottage offering over 1,800sqft of accommodation positioned centrally in the sought after village of Kirk Hammerton. Currently offering five bedrooms, the property has been the subject of a recent refurbishment which has included damp proofing and replacement windows.

ACCOMMODATION

Five bedroom character Cottage
Recently undergone renovation

- Superb village location
- Gardens front and rear
- Garage and driveway
- Perfect for families
- Large breakfast kitchen
- Two bathrooms



GSC GRAYS

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

The property is positioned centrally in the popular village of Kirk Hammerton. A thriving village with a range of amenities including a primary school, sports field and church. The village is a short distance from a local convenience store, garage, restaurant and farm shop. The village benefits from its own train station, giving access to Leeds, Harrogate and York. This means that for commuters, access to London can be achieved in under 3 hours.

Ground Floor

The property is accessed via a timber front door. This leads to the L shaped hall with staircase off. To the front is the sitting room with large bow window and feature inglenook fireplace. To the rear of the property is a dining room and adjacent to this is the large modern kitchen. This is a fantastic room and has a huge range of wall and floor mounted units with integrated appliances and range cooker. There is a rear glazed door leading to the pretty garden and patio. Beyond the kitchen is a utility room and cloakroom/w.c





First Floor

To the first floor is bedroom 1 with en-suite shower room, two double bedrooms and the house bathroom. The large landing has a window to the rear and staircase to the second floor.

Second Floor

There are two further rooms to the second floor. This area would be perfect for teenagers creating a suite with bedroom and study/hobby room.

Externally

The property is approached via a meandering path with hedge borders and lawns. The front of the property has dwarf brick walls with stone copings. To the rear is a pretty garden with paved patio. There is a pedestrian access gate to the shared rear access path and access to the garage. The garage is brick built and offers excellent storage with double timber gates.

Local Authority and Tax Band

North Yorkshire Council. Band E.



Services and other information

The property is serviced with mains water, drainage, electricity and oil fired central heating.

Particulars and photographs

The particulars were written and the photographs taken April 2023.

Viewings

Strictly by appointment with the agents GSC Grays 01423 590500.

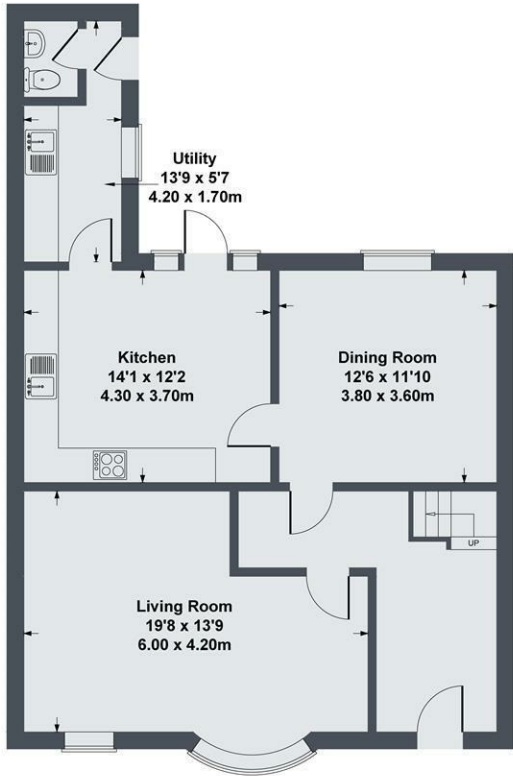
Disclaimer Notice

GSC Grays gives notice that:

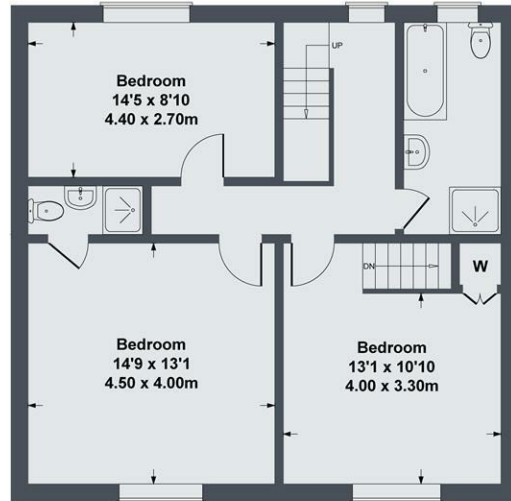
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

3 Beech Cottages Kirk Hammerton YO26 8BX

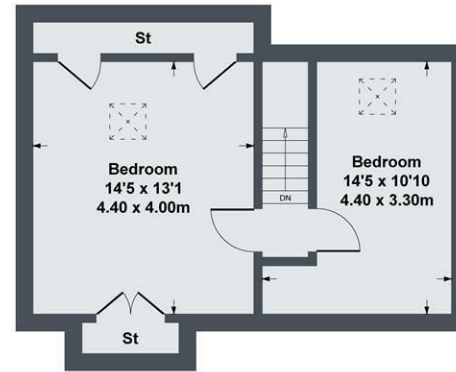
Approximate Gross Internal Area
1905 sq ft - 177 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

