



# GLENMAYNE PARKER LANE

Kirk Hammerton, York, YO26 8BT



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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A fantastic opportunity to create a superb property on a plot of around 3.22 acres near the popular village of Kirk Hammerton. Glenmayne is currently a 2 bedroom detached bungalow constructed in the 1960's which is perfect for those wanting to put their own stamp on a home and acquire a smallholding or create a purpose built equestrian facility.

Detached two bedroom bungalow

Grazing land of circa 3.22 acres and out buildings

Perfect for those wanting a project

Potential to create equestrian facility or smallholding

Popular convenient location

Ideal for a range of purchasers



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## Glenmayne

The 2 bedroom property is now in need of total renovation and comprises entrance hall, lounge, dining kitchen, garden room, two bedrooms and bathroom. The plot is expansive and is currently used for pony grazing but could equally be used as a market garden or smallholding. There is a driveway providing off street parking and an number of timber outbuildings.

### Situation and Amenities

Situated on Parker Lane between Kirk Hammerson and Green Hammerton, the property has a rural outlook and yet is a short drive/walk from the facilities in both villages. Knaresborough is a 15 minute drive away and offers a more varied range of facilities. The A1 motorway is a 10 minute drive and the stations at Cattal and Kirk Hammerton run on the Leeds-York line giving easy access to the east coast mainline.

### The Appeal of our Home - The Owners Insight

We have loved owning Glenmayne. 2 Generations of children have enjoyed the open aspect and being able to play safely in the fields.

### Services and Other Information

Mains Electricity and Water. LPG central heating and private Septic Tank (will not meet current legislation)

### Local Authority and Council Tax Band

North Yorkshire Band D

### EPC Rating

Band E

### Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

### What3words

///beauty.roofer.private

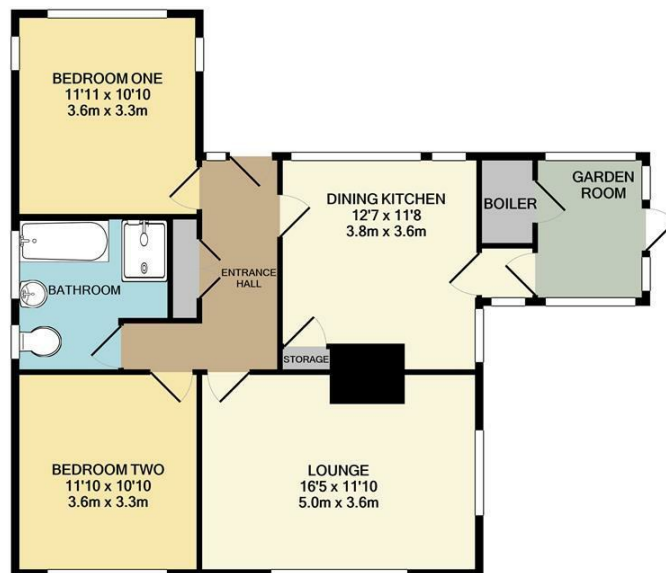
### Viewings

Strictly by appointment with GSC Grays - T 01423 590500

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not



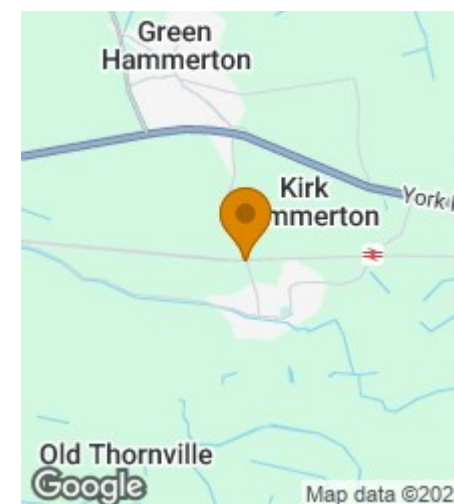


TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### 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.