



2 WEST END  
Kirk Hammerton, York



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## 2 WEST END

Kirk Hammerton, York, YO26 8BY

A superb three bedroom house with extensive gardens and off street parking positioned centrally in the popular village of Kirk Hammerton. Beautifully presented throughout and with scope to extend subject to planning.

### ACCOMMODATION

Superb three bedroom house in an elevated position

Replacement kitchen and bathroom

Off-street parking for numerous vehicles

Positioned centrally in the popular village of Kirk Hammerton

Beautifully presented throughout

Scope to extend subject to planning

Additional large garden and parking

Ideal for first time buyers and young couples



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## 2 West End

2 West End is a delightful 3 bedroom family home situated in the popular village of Kirk Hammerton. Located on an elevated plot with extensive parking and gardens, superb modern kitchen and bathroom, the property is ready to move straight in.

The property consists of entrance hall, kitchen-diner, living room with fantastic wood burning stove and feature fire place and patio doors opening out onto lovely decking and rear garden. To the first floor are two double bedrooms, one single bedroom and stunning modern family bathroom. There is access to the loft from the landing which has been boarded out and has light and power.

## Outside

To the rear of the property is an enclosed garden with fence boundaries and gate access to the rear lane. The garden is mainly laid to lawn with a raised decking area, a paved pathway leaving to a patio area. The front of the property is south facing with lawned areas and access footpath and steps. The rear garden is laid to lawn and this are two outbuildings perfect for storage with power and light. There is a gravelled area for off-street parking and an EV charging point fitted.

The property has the added benefit of a large piece of land to the rear which could be a super allotment or secret garden. There is also additional off street parking.





### Situation and Amenities

Kirk Hammerton is 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 and restaurant. 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.

### Services and other Information

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

### Local Authority and Council Tax Details

North Yorkshire County Council

Council Tax Band B

EPC  
Rate D



### 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.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

### Viewings

Strictly by appointment with GSC Grays 01423 590500

### What3Words

///midwinter.cactus.mailing

### Disclaimer

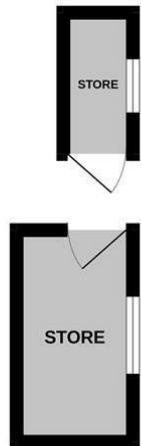
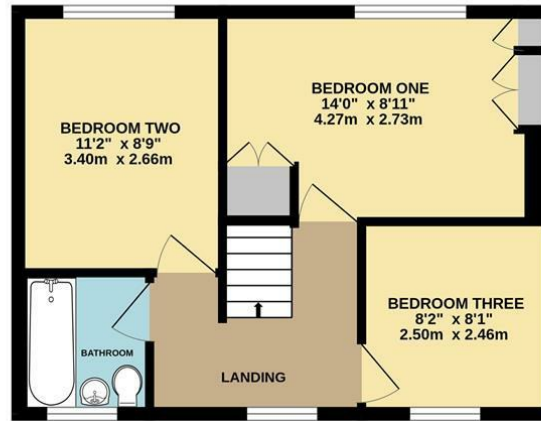
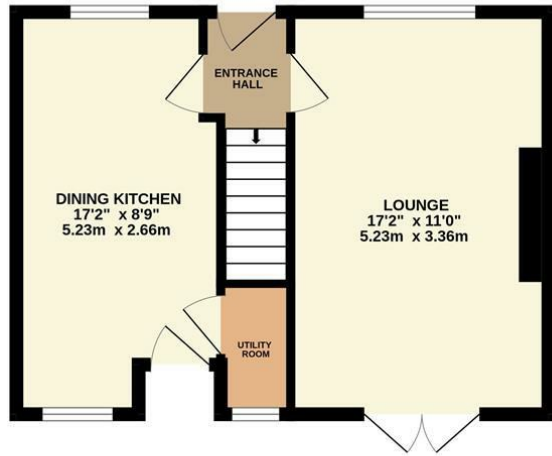
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

### Particulars and Photographs

Particulars written - June 2026

Photographs taken - June 2026



GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING STORES 776 SQ.FT. (72.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.