



38 HUGHLINGS CLOSE
Green Hammerton

Carter Jonas

38 HUGHLINGS CLOSE, GREEN HAMMERTON, YO26 8FL

Harrogate - 12 miles
York - 10 miles
Leeds - 23 miles
A1(M) - 3 miles

Hughlings Close is a small exclusive development on the fringe of the village built in 2021 to a high specification. The house is available with immediate vacant possession and includes fitted carpets, tiled or laminate floorings, quality fitted kitchen with integrated appliances and contemporary bathrooms.

The pretty village of Green Hammerton itself has a thriving community and offers a shop with Post Office, Pub, School and two churches. It is conveniently located virtually equidistant from Harrogate and York, the A1(M) is only some 3 miles away and Cattal and Kirk Hammerton railway stations are within five minutes' drive which have direct links to both Harrogate and York making London Kings Cross within some 2½ hours.

The accommodation comprises a covered entrance porch leading into an impressive reception hall with understairs store cupboard and open to the full height with picture window and galleried landing. There is a spacious cloakroom and a well proportioned sitting room overlooking the front garden. A feature of the property is the open plan family living/dining kitchen running the full width of the house with tiled floor and patio doors opening onto the rear garden. There is a comprehensive range of fitted wall and base units with preparation surfaces and matching peninsular unit with breakfast bar. There are integrated appliances including Neff induction hob, two fan assisted ovens and a coffee machine, CDA wine fridge and large Hotpoint fridge and freezer. The utility room has fitted units to match those in the kitchen and a side door to the garden.

A MODERN CONTEMPORARY 5 BEDROOM DETACHED FAMILY HOUSE OCCUPYING A PROMINENT CORNER POSITION ON THIS POPULAR DEVELOPMENT IN THE SOUGHT AFTER NORTH YORKSHIRE VILLAGE OF GREEN HAMMERTON, CONVENIENTLY SITUATED ALMOST MIDWAY BETWEEN HARROGATE AND YORK.



At first floor there is a galleried landing with cylinder/linen cupboard, principal bedroom with a full length range of fitted wardrobes, large south facing balcony with glazed balustrade and a fully tiled en suite shower room. The second bedroom has fitted wardrobes and an en suite fully tiled shower room and there are three further double bedrooms one of which has been used as a home office with fitted desk/dressing table and there is a fully tiled house bathroom.

Outside, the property is approached by a double width driveway providing private parking for two vehicles which in turn provides access to the integral double garage and an electric car charging point. The front garden is lawned and a pedestrian gate leads to the rear garden which is predominantly lawned with pathways and small patio area

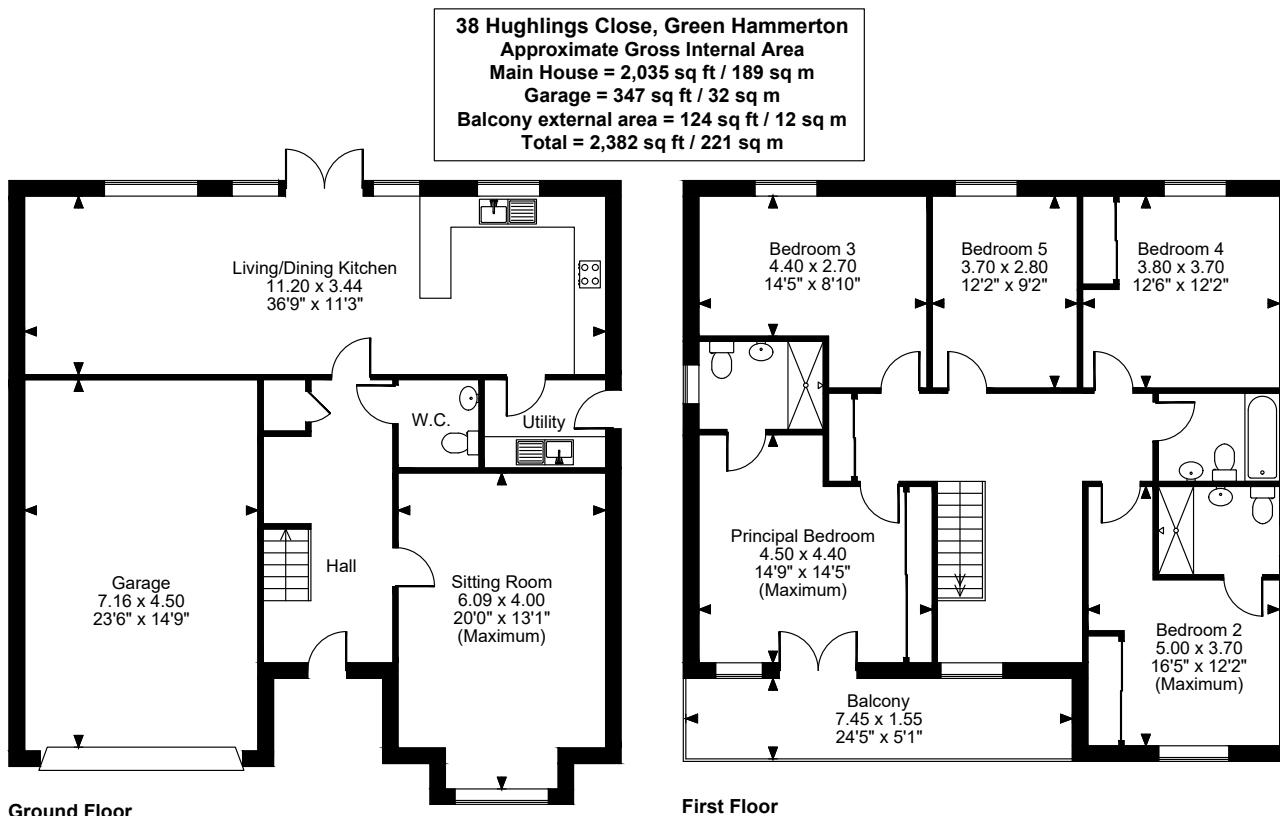
and is completely enclosed providing a safe environment for young children.

Tenure: We are advised the property is freehold with vacant possession given on legal completion.

Viewings: Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

Directions - YO26 8FL: Travelling east from the A1(M) on the A59 towards York, continue for approximately 3 miles and turn left onto the B6265, signposted Green Hammerton. Take the next right and continue into the village, at the T junction turn right onto York Road and almost immediately left onto New Lane. Take the next left into Hughlings Close, turn right and the property is on the left at the bend in the road.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8674899/SS

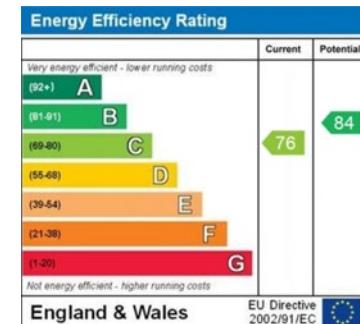
Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.