



**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 Cattan 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 peninsula 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.

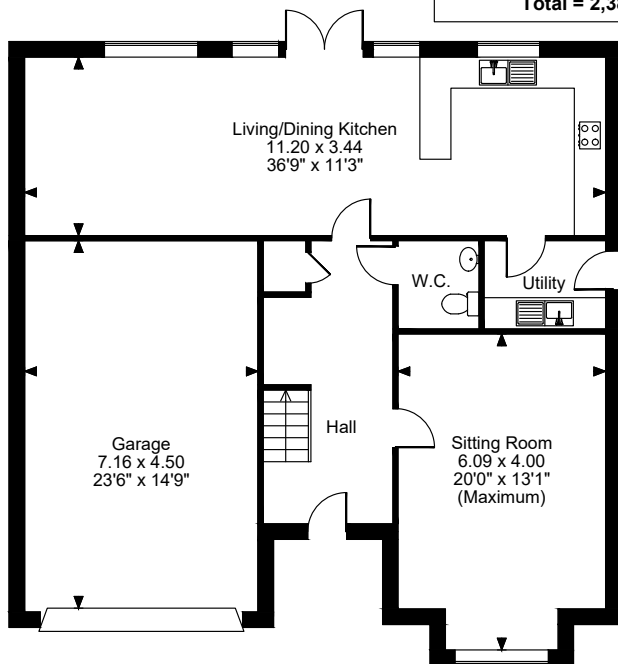
**Viewings:** Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

**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.

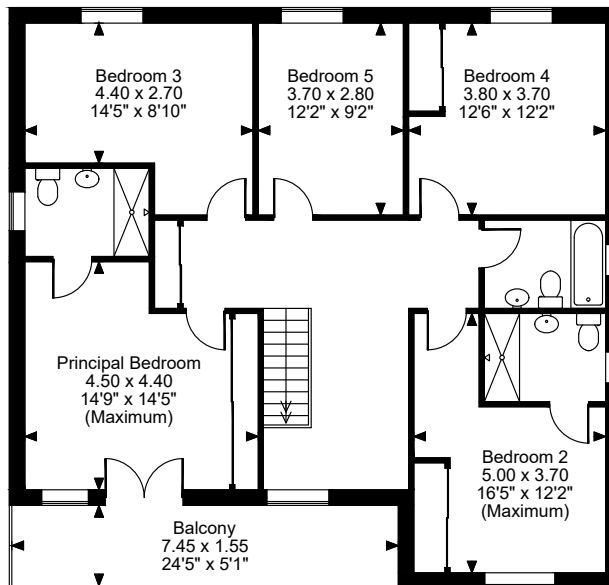




**38 Hughlings Close, Green Hammerton**  
**Approximate Gross Internal Area**  
**Main House = 2,035 sq ft / 189 sq m**  
**Garage = 347 sq ft / 32 sq m**  
**Balcony external area = 124 sq ft / 12 sq m**  
**Total = 2,382 sq ft / 221 sq m**



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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

**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

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

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