



IMMACULATLEY PRESENTED FAMILY HOME

ROSEDALE MANOR, KIRK HAMMERTON LANE, GREEN HAMMERTON, YORK, YO26 8BS

Freehold



Sitting room • dining room • kitchen/dining room • library and study • 5 bedrooms • bathroom • triple garage • garden

Local information

Green Hammerton is close to Kirk Hammerton Lane, this sought-after village lies midway between York and Harrogate with easy access to the motorway network from junction 47 of the A1 to the west. Leeds city centre is about 25 miles. The village has a range of amenities including a church, public house, post office with shop, doctor's surgery, primary school, sports field, a modern and active village hall and playground, hosting a number of clubs and groups. There is a local cricket and junior football club. Kirk Hammerton is a pretty rural village with a church and a railway station offering regular services on the York to Leeds line via Harrogate. There is a primary school and a nursery. On the A59 York Road about a mile towards York is a Co-op with petrol station, a local farm shop and a Chinese takeaway.

About this property

Rosedale Manor is a wonderful combination of stylish elegance with contemporary family living. Arranged over two floors the property offers just over 3,600 sq ft of immaculate living accommodation and is conveniently situated in a particularly well served village between York and Harrogate. The house stands on an large and private plot, offering delightful vistas over the beautifully manicured gardens, bordered by open countryside.

The ground floor is particularly well thought out, entered through the large and bright

entrance hall, doors lead to all of the key reception rooms. The sitting room and dining room are situated to the front of the house both with inglenook brick fireplaces. There is also a separate study and library with bespoke fitted units. To the rear of the house is a charming open plan kitchen dining room with sliding doors leading to a decked area and terrace. A useful utility room is accessed from the kitchen with a door leading to the side of the house. Upstairs, on the first floor is the principal bedroom suite, with a stylish en suite bathroom and a well designed dressing room with hand built bespoke units and wardrobes. There are four additional sizeable bedrooms, one with en suite shower room and a house bathroom.

The property is entered via wrought iron gates with a sweeping gravel driveway and triple garage. The grounds surround the property and extend to about 0.6 acres, the gardens are mainly laid to lawn with mature hedging bordering the edges. An Indian sandstone terrace wraps around two sides of the house with a raised decked area located outside the kitchen dining area, offering a perfect space for outdoor entertaining.

Tenure

Freehold

EPC rating = D

Viewing

Strictly by appointment with Savills





Rosedale Manor, Kirk Hammerton Lane, Green Hammerton, York, YO26 8BS

APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 3659 SQ FT / 339.98 SQ M
Garage - 545 SQ FT / 50.63 SQ M
Total - 4204 SQ FT / 390.61 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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