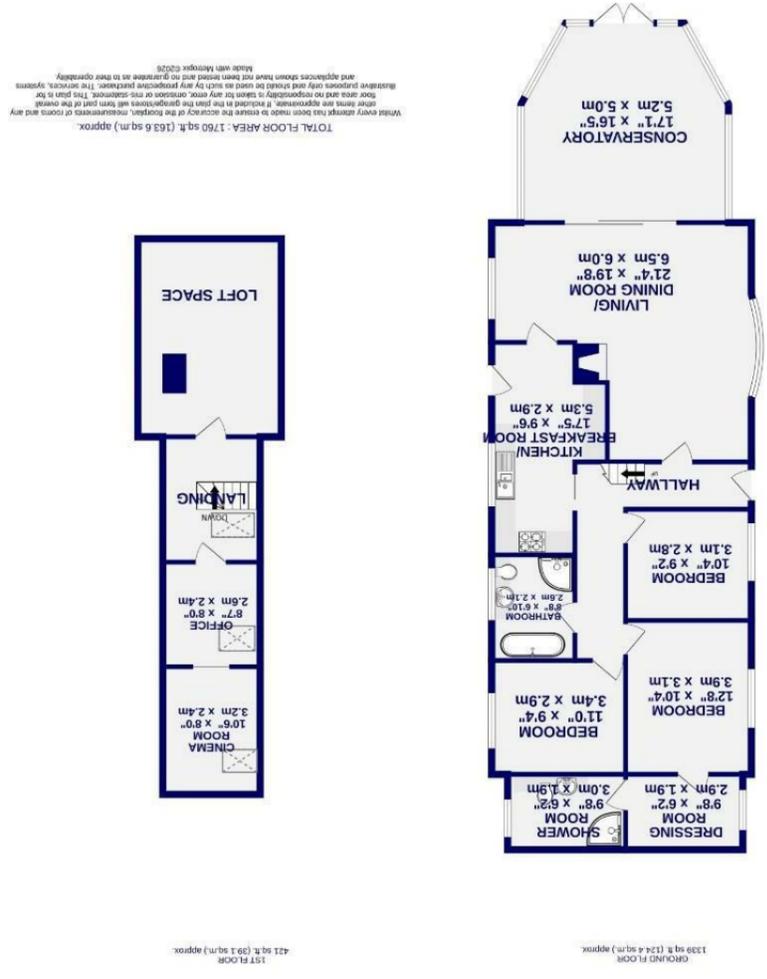


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- Detached Bungalow
- Three Bedrooms
- Large Loft Storage Rooms
- Solar PV system with Battery Storage Generating an income in excess of £2,000 per annum.
- Air Source Heat Pump And Gas Boiler Reserve Function
- Hobbyist Car Garage With Car Lift
- No Onward Chain
- Approximately 1/4 Acre
- Tesla Electric Car Charger
- EPC A

Freehold  
Council Tax Band - E

# Y026 8DJ Kirk Hammerton, Hammerton Close



Hammerton Close  
Kirk Hammerton, York  
YO26 8DJ

£550,000



An EPC A rated home, set within a secluded plot of approximately over a quarter of an acre. This substantially extended detached bungalow offers a rare blend of privacy, space and exceptional energy efficiency, positioned within a quiet cul de sac.

Thoughtfully improved by the current owner, the property now extends to approximately 130 square metres of internal accommodation, A particular highlight is the impressive conservatory, extending to approximately 25 square metres, providing further living space with views across the gardens. In addition the loft offers over 39 sqm storage, office and a cinema room (but can not be classed a liveable space under current building regulations in total 170 sqm). The internal layout is both spacious and flexible, centred around a bright living and dining area with solid wood flooring, a feature log burner and bay window. The kitchen is fitted with solid wood shaker style units, updated worktops and a range of quality integrated appliances, creating a practical yet stylish space.

The property has been extensively upgraded with efficiency in mind, including a solar PV system with Tesla battery storage generating an income in excess of £2,000 per annum, helping to offset household costs.

The property offers three well proportioned bedrooms, all of which have been upgraded in recent years. The principal bedroom benefits from fitted furniture, air conditioning and an adjoining dressing room or nursery created as part of the extension. A modern house bathroom features a walk in shower and jacuzzi bath, whilst a second ensuite bathroom provides additional convenience.

Externally the property sits within established grounds with lawns to three sides and a selection of mature fruit trees. The garden is fully enclosed, creating a private and secure setting. A newly laid block paved driveway provides parking for multiple vehicles, accessed via automated gate leading to a large hobbyist garage.

