

AMBRETONE PARK

York Road, Green Hammerton, York, North Yorkshire YO26 8BS

3 bedroom houses with private gardens
and parking for **Shared Ownership**

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Avant Homes, presents a collection of **two and three bedroom houses for shared ownership** at Ambretone Park in the charming village of Green Hammerton. Two three bedroom house designs, the Heronbridge and The Golfdale, and one two bedroom design, The Brookdale, are available, all with allocated off-street parking.

The three bedroom houses feature a spacious, open-plan living/kitchen/dining room on the ground floor which has double doors leading out onto the rear garden. There's also a useful downstairs cloakroom with WC and handbasin. Upstairs are three bedrooms and a contemporary style family bathroom; the Heronbridge house type also has an en-suite shower room to bedroom 1.

The two bedroom Brookdale house type features a separate living room and kitchen/dining room, with double doors leading from the latter out to the rear garden. Once again, a useful downstairs cloakroom with WC and handbasin has been provided. Upstairs are two double bedrooms and a contemporary style family bathroom.

Ambretone Park is located on York Road, on the outskirts of Green Hammerton. The village, which is known locally for its strong community spirit, is home to a post office and shop, two churches, a primary school and a traditional country pub, The Bay Horse Inn, which serves food and offers rooms. Green Hammerton also has a modern village hall which serves as the hub of the community, offering activities as diverse as choral singing, painting, cricket, Brownies, a book club and a young persons' theatre society for members aged seven to 14.

Schools in the area include Green Hammerton CE Primary School, which is rated 'Good' by Ofsted, and, slightly further afield, Boroughbridge High School, a secondary which has arts specialist status and is also ranked 'Good' by Ofsted.

Green Hammerton is eight miles west of York and 10 miles east of Harrogate, where a wealth of shops, restaurants, pubs and bars can be found. For an out-of-town day or evening with plenty of free parking, nearby Clifton Moor Retail Park offers a variety of shops and leisure amenities including a large Tesco superstore, a B&Q, a VUE multi-screen cinema and several family-style restaurants.

Green Hammerton is served by Hammerton Railway station in the neighbouring village of Kirk Hammerton. From here York is just two stops or 15 minutes travelling time away; Harrogate is four stops or 20 minutes away in the opposite direction. Road links from the development are excellent; York Road is approximately a five-minute drive from the A1M; both York and Harrogate are approximately 20 minutes away by car. For travel further afield Leeds/Bradford airport is just over 20 miles away or approximately a 40-minute drive.

Village Hall	0.2 miles
Bay Horse Inn	0.3 miles
Green Hammerton CE Primary School	0.4 miles
Village post office & shop	0.4 miles
Hammerton railway station	1.0 miles
York City Centre	7.8 miles
Clifton Moor Retail Park	9.1 miles
Harrogate town centre	9.9 miles
Leeds/Bradford Airport	20.6 miles



SITE PLAN



PLOT 75

4 Kestrel Drive, Green Hammerton, York YO26 8FR



3 bedroom semi-detached house

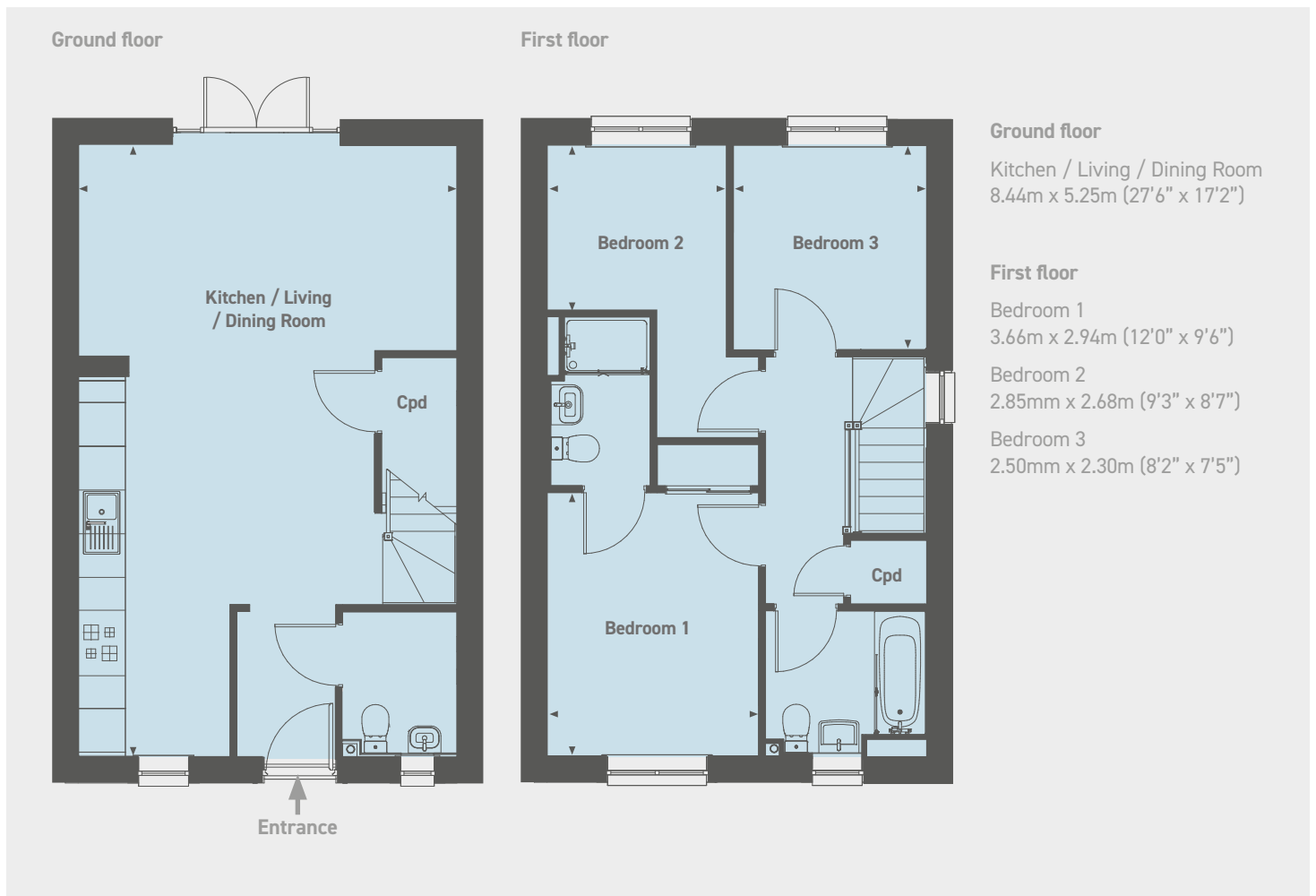
Single garage and driveway parking
Turfed rear garden
Downstairs WC

£131,200 for a **40%** share

Open Market Value: **£328,000**

Monthly Rent: **£451.00**

Service Charge: **£29.54**



Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

PLOT 76

6 Kestrel Drive, Green Hammerton, York YO26 8FR



3 bedroom semi-detached house

Single garage and driveway parking
Turfed rear garden
Downstairs WC

£131,200 for a **40%** share

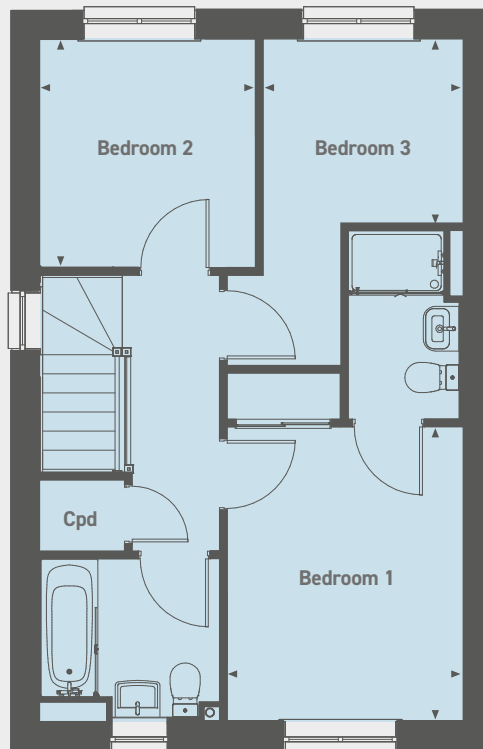
Open Market Value: **£328,000**

Monthly Rent: **£451.00**

Service Charge: **£29.54**

Ground floor

First floor



Ground floor

Kitchen / Living / Dining Room
8.44m x 5.25m (27'6" x 17'2")

First floor

Bedroom 1
3.66m x 2.94m (12'0" x 9'6")

Bedroom 2
2.85m x 2.68m (9'3" x 8'7")

Bedroom 3
2.50m x 2.30m (8'2" x 7'5")

PLOT 78

10 Kestrel Drive, Green Hammerton, York YO26 8FR



3 bedroom semi-detached house

Single garage and driveway parking
Turfed rear garden
Downstairs WC

£131,200 for a 40% share

Open Market Value: **£328,000**

Monthly Rent: **£451.00**

Service Charge: **£29.54**



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PLOT 79

12 Kestrel Drive, Green Hammerton, York YO26 8FR



3 bedroom semi-detached house

Single garage and driveway parking
Turfed rear garden
Downstairs WC

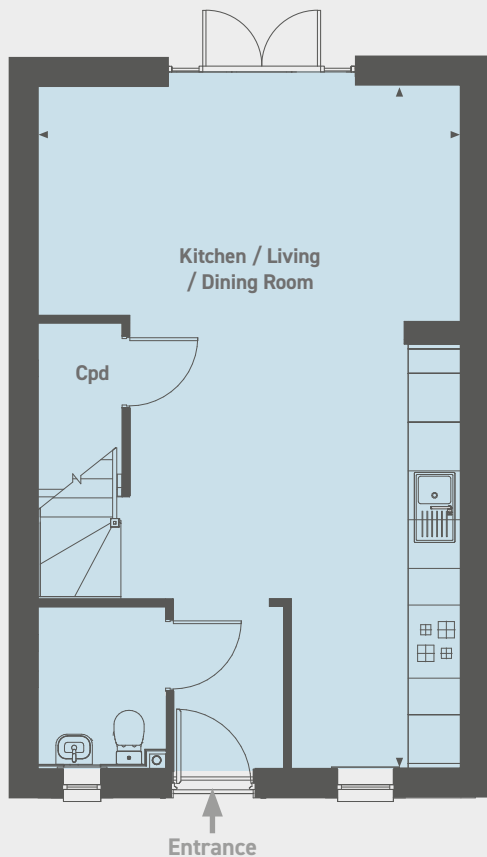
£131,200 for a 40% share

Open Market Value: **£328,000**

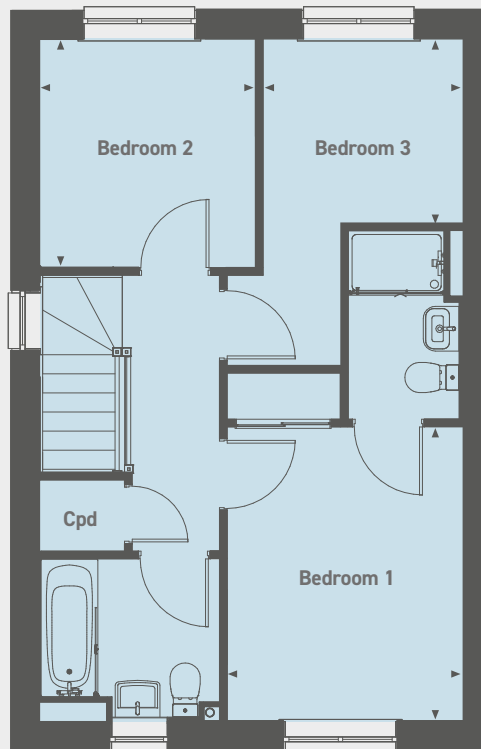
Monthly Rent: **£451.00**

Service Charge: **£29.54**

Ground floor



First floor



Ground floor

Kitchen / Living / Dining Room
8.44m x 5.25m (27'6" x 17'2")

First floor

Bedroom 1
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This home will always remain leasehold. The freehold will not be transferred to you even if you reach 100% ownership of this home.

This home is in a Designated Protected Area (DPA). The purpose of DPA is to protect the availability of affordable homes now and in the future, which is why you cannot own a freehold on this home.

Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Further details are available upon request.

[FIND OUT ABOUT SHARED OWNERSHIP](#)

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