



HUDSON  
MOODY

8 Haroldsway, Stamford Bridge, York YO41 1DW



## A beautifully presented EXTENDED property including GENEROUS SIZED GARDENS and garaging.

Internally an entrance vestibule leads into a well proportioned living room housing a multi-fuel burning stove standing on a tiled hearth. This flows through to a dining room enjoying garden views; which lies adjacent to an impressive sized kitchen breakfast room. The kitchen is fitted with a range of cream coloured gloss units; including integral fridge freezer, oven with grill, plus gas hob with extractor over. Under-stairs storage cupboard. Adjacent to the kitchen is a useful utility room with cloak room off which completes the ground floor accommodation.

To the first floor are 3 generous sized bedrooms including house bathroom which includes a shower over the bath.

Externally to the front is a combination hard-standing block and gravelled drive providing ample off road parking provision for two/three vehicles with timber gate and side path linking front and rear. The private rear garden is generous in size; mostly laid to lawn and flanked by decorative borders. Immediately to the rear of the property is an extensive paved patio that spans the width of the property; ideal for alfresco style dining. Two timber storage sheds.

In summary, a particularly well presented and versatile home in a choice position within the village, offering spacious living accommodation throughout.

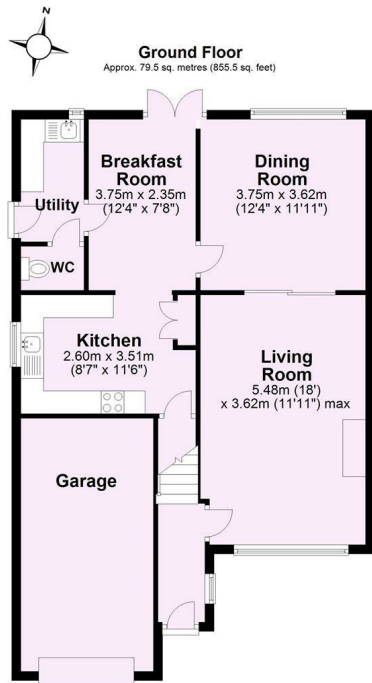


- Extended Semi-Detached House
- 3 Good Sized Bedrooms
- Large Living Room + Wood Burner
- Kitchen Breakfast + Dining Room
- Utility. Ground Floor WC
- Contemporary House Bathroom
- Attractive Lawned Gardens
- Garage
- EPC: D
- Call Hudson Moody to View

**Price £299,500**

Tenure: Freehold





For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	77

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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