

HUDSON
MOODY

Lund Sikes Grove Stamford Bridge York YO41 1FH

Rent: £2,000 PCM
Deposit: £2,307
Furnishing: Unfurnished
Council Tax Band: F

Available mid November for a minimum 12 month agreement



- 5 Bedroom Detached House
- Contemporary En-Suites + Walk in Wardrobes
- Integral Double Garage
- Off road parking
- Available mid November

- Stunning Open Plan Kitchen Diner/Family Room
- Living Room (Extends Full Property Depth)
- Large Enclosed Lawn Gardens
- Rural location



A stunning FAMILY SIZED executive home, complimented by stunning interior, GENEROUS SIZED LAWNED GARDENS and double garaging.

Accommodation comprises: storm porch, impressive sized entrance hallway with galleried landing over, large cloaks, under stairs storage. The layout flows seamlessly with each principal reception room accessed from the hall; including a living room that extends the full property depth. The hub of the property is a stunning 'L' shaped 'open plan' fitted kitchen diner/family room offering excellent sociable space. The kitchen is fitted with granite tops and incorporates a double integral oven/grill and microwave, gas hob with extractor over, tall standing fridge freezer and dishwasher. Karndean style flooring. Bi-fold doors provide garden views and access. Utility room with space for a washing machine and door beyond providing garage access.

1st Floor: five well proportioned bedrooms including two luxury en-suite shower rooms with either dressing room or walk-in wardrobe plus separate contemporary house bathroom.

Outside: A double width tarmacadam driveway leads up to an integral double garage with side access. There is a small front lawn with shaped borders and paved pathway leading to the front entrance which continues to one side linking front and rear. The rear garden is generous in size; westerly facing and predominantly laid to lawn; set within timber fenced boundaries. Immediately to the rear of the property is a paved patio; plus additional decked side patio.

Council tax band F

No Smokers. Pets considered. Available mid November

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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