



HUDSON
MOODY

20 Sawkill Close, Stamford Bridge, York YO41 1SN



A beautifully presented David Wilson home constructed in circa 2019 located within a well regarded modern estate.

Well positioned on this highly regarded estate we offer a stunning David Wilson Home.

Accommodation comprises: a welcoming sized entrance hall with WC. The main hub of the property is a stunning 'open plan' fitted kitchen diner offering excellent sociable space, including seating area. The kitchen is fitted with cream coloured gloss units; incorporating integral Zanussi oven with gas hob with extractor over, tall standing fridge freezer, dishwasher and washer/dryer. Cupboard housing gas fired combi boiler. Under-stairs storage. To the rear of the property is a noticeably light and well proportioned living room with French doors and matching windows to either side providing rear garden access.

To the 1st floor are 3 bedrooms including main bedroom shower suite, a contemporary house bathroom incorporating shower over the bath. Landing storage cupboard.

Outside a double width tarmac drive provides off road parking for 2 vehicles. The rear garden is laid to lawn set within timber fenced boundaries. Immediately to the rear of the property is a paved patio with pathway linking front and rear via a timber gate.

In summary, a striking versatile home boasting beautifully appointed accommodation.



- Superb David Wilson Home
- Likely to Appeal to a Wide Range of Buyers
- Open Plan Kitchen Diner
- Large Living Room. Ground Floor WC
- Modern En-Suite + House Bathroom
- Off Street Parking for 2 Vehicles
- Garden
- EPC: B
- Call Hudson Moody to View

Guide Price £265,000

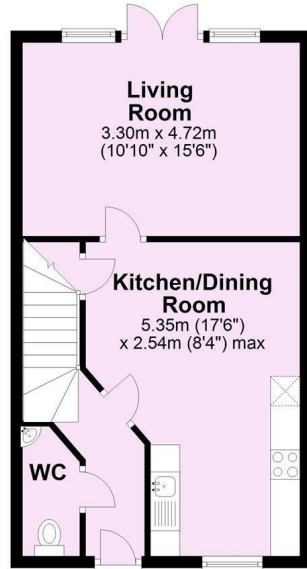
Tenure: Freehold





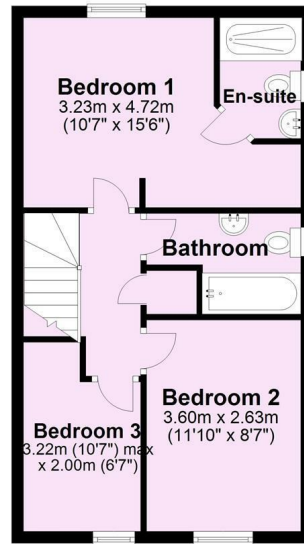
Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



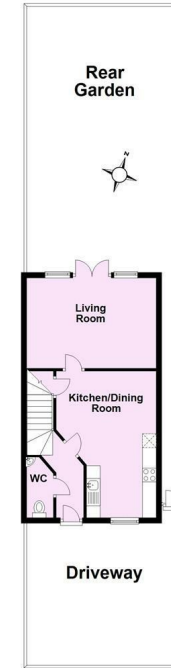
First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)

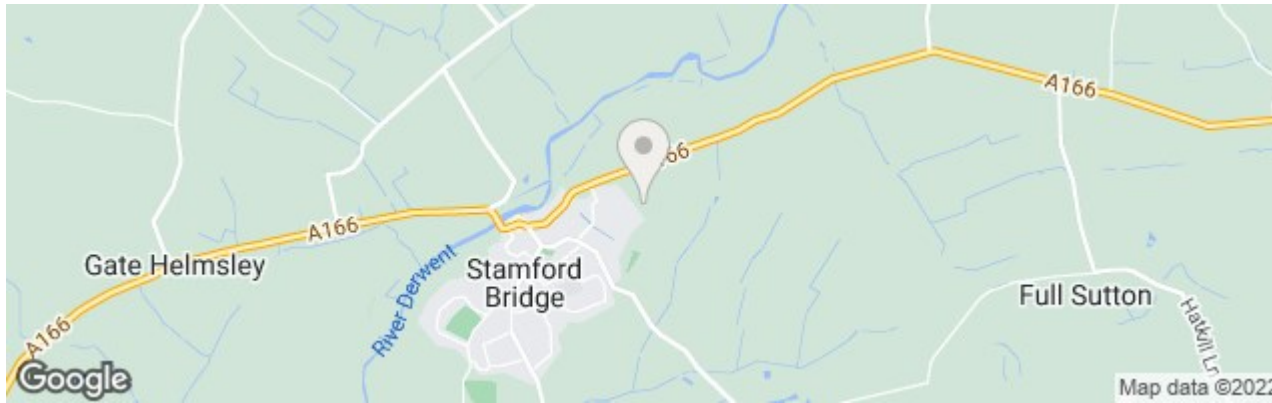


For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

Plot Layout



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B	85	
(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	

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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.
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