



HUDSON
MOODY

York House Sledmere Road, Fimber, YO25 9LY



A SUPERBLY POSITIONED PROPERTY surrounded by glorious open countryside on top of the Yorkshire Wolds.

A quite superb location set on the edge of a scenic rural village on the top of the Wolds offering a high specification finish and well proportioned 'open plan' living space with attractive gardens. The majority of the rooms enjoy countryside views.

The property comprises: arched storm porch leading into a welcoming sized entrance hall with gallery landing over from which the main receptions rooms are accessed. Well proportioned sitting room -- Under-stairs storage -- Open plan office area with bi-fold doors leading through to an impressive family/garden room with atrium over, housing a multi-fuel burning stove. Utility room with WC off containing pet wash basin -- the hub of the property is a superb 'open plan' kitchen diner living room offering excellent sociable living space that spans the full property depth. The stunning fitted kitchen includes Dekton Trillium tops and breakfast bar plus a range style double oven with induction hob and extractor over. Integral dishwasher.

A feature oak staircase with glass panel leads to first floor accommodation. The main bedroom suite benefits from a contemporary en-suite shower room, walk in wardrobe and exterior balcony from which to enjoy the countryside views. There is also a large house bathroom which includes bath and separate shower cubicle. Storage cupboard.

Outside: A stone driveway accessed via hardwood electric gates (plus adjacent brick pillars and pedestrian gate) provides generous off road parking, leads up to a large garage /workshop (approx 10.2m long by 6.1m wide) with twin electric roller doors (max height door is 2.54m) ; behind which is a tool and log store. Adjacent to the garage is an attractive lawned garden enclosed by a combination of Beech hedge and timber fenced boundaries. Immediately to the rear is an Indian stone paved patio plus additional patio to one corner of the garden. A front lawn incorporates a feature rockery plus pathway leading to the front entrance porch.

In summary, an individual home which enjoys superb views in a private position on a good sized plot.



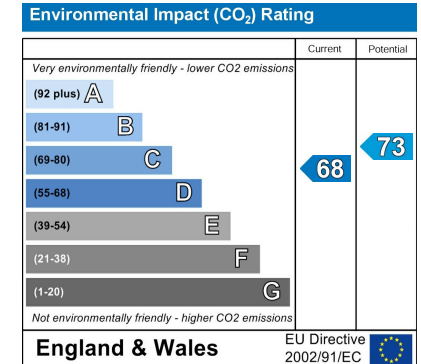
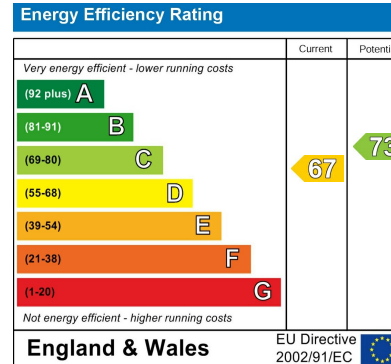
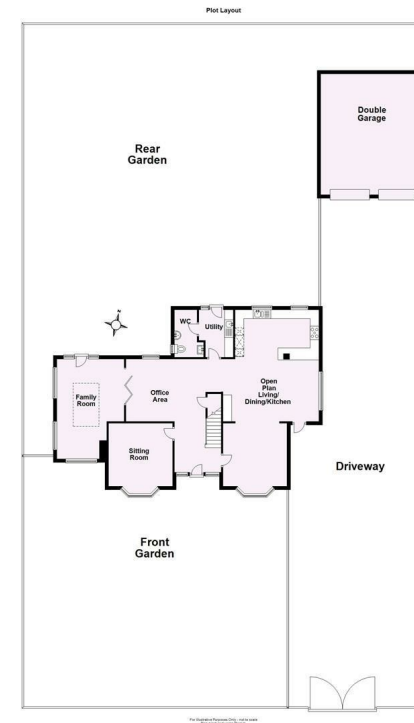
- 4 Bedroom Extended Property
- Superbly Positioned. Private Location
- Stunning Open Countryside Views
- Contemporary Open Plan Kitchen Diner Family Room
- Living + Garden Room
- Utility. WC
- Main Bedroom Suite + Dressing Room + Balcony
- Large Garage / Workshop 10.2m x 6.1m
- EPC: D
- ~~Guide Price £650,000~~
Call us now to view

Tenure: Freehold





For Illustrative Purposes Only - not to scale.
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