



HUDSON  
MOODY

12a Halifax Close, Full Sutton, York YO41 1NU



## A BEAUTIFULLY PRESENTED property complimented by attractive gardens and LOVELY COUNTRYSIDE VIEWS.

A lovely family home constructed in 2000 by Persimmon homes benefiting from an impressive garden room extension completed in 2017.

Accommodation comprises: a welcoming entrance hall -- dining room with bay window to the front elevation -- an impressive modern kitchen fitted in 2020 incorporating rose gold handles, encompassing an integral double oven/grill, gas hob with extractor over, plus space for a fridge freezer, dishwasher and washing machine -- useful utility room with large coats cupboard and stable door providing rear garden access -- WC -- good sized living room including feature working fireplace with granite hearth -- the living room opens through to a lovely garden room with vaulted ceiling and sliding French doors providing garden access.

To the first floor are four bedrooms, house bathroom and en-suite shower room.

Outside the property is approached via a tarmac drive providing generous off road parking provision with gravelled area to one side. The drive continues beyond a set of timber gates leading to a detached garage with pitched pantile roof. The main lawned garden lies to the rear of the property; well positioned backing onto open countryside and flanked within by well stocked decorative borders which include a pear and Victoria plum tree plus Phormium plant. Hen hutch. Timber Storage shed. Summerhouse.

In summary, an opportunity to secure a well appointed home located within a popular commuter village; a short drive from Stamford Bridge and its wide range of local amenities.

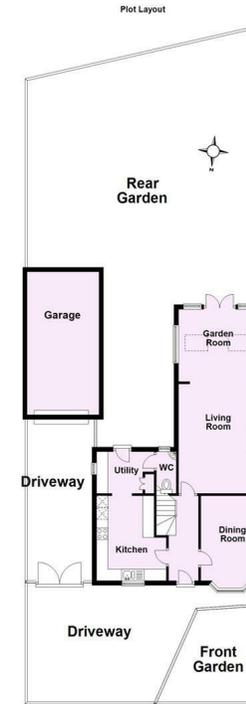
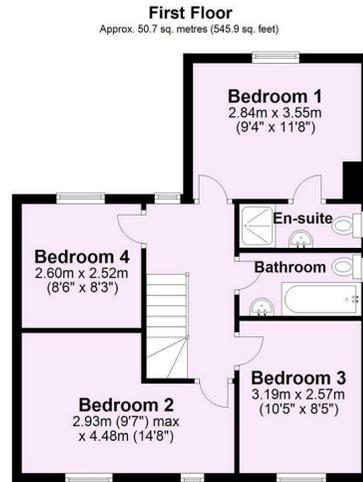
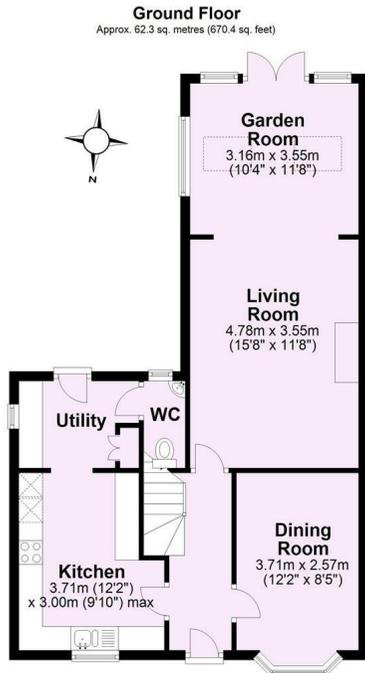


- 4 Bedroom Detached House
- Countryside Views
- Superb Garden Room
- Modern Kitchen. Utility. WC
- Living + Dining Room
- En-Suite. House Bathroom
- Detached Garage
- Lawned Gardens
- EPC: D
- Call Hudson Moody to View

**Guide Price £365,000**

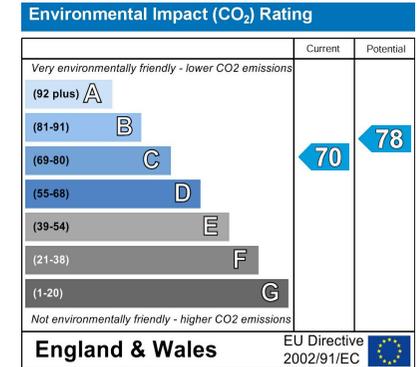
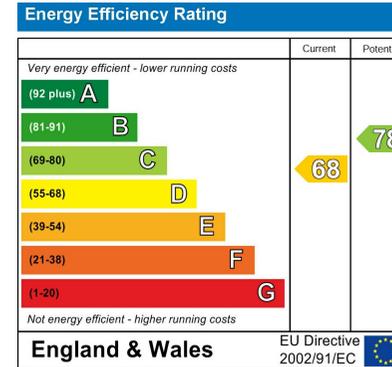
Tenure: Freehold





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Plan produced using PlanUp.

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Diagram produced using PlanUp.



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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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