



HUDSON
MOODY

69 Godwins Way, Stamford Bridge, York YO41 1DA



An impressive DETACHED FAMILY HOUSE with LARGE GARDENS situated in a SUPERBLY CONVENIENT LOCATION within the popular village of Stamford Bridge that lies to the east of York ***NO ONWARD CHAIN***

This well maintained property offers good sized accommodation and greets you with a lawned garden to the front and driveway leading to the integral single garage. A storm porch leads into a welcoming sized entrance hall from which all reception rooms are accessed. These include a light and bright living dining room that spans the full property depth with large tile floored conservatory beyond; which benefits from electric underfloor heating and air conditioning. The impressive kitchen breakfast room offers a wide range of units together with fitted appliances including Bosch dishwasher, Neff gas hob with extractor over, plus integral Neff electric oven and grill. Pantry. To the side of the kitchen is a useful utility room with cupboard housing space for washer and dryer, plus both garage and garden access. To the front of the property is a versatile family room or potential office. Ground floor WC. Under stairs storage. Hive heating system.

First floor: 4 good sized bedrooms, all with fitted wardrobes including main bedroom suite including digital shower and a house bathroom which includes shower over the bath. Playing field views.

Outside a double width tarmac driveway provides generous off road parking leading up to an attached garage. The main southeasterly facing lawned garden lies to the rear which is generous in size, enclosed by timber fenced boundaries and flanked within by a combination of decorative borders and slate surround. Timber gated pathways link front and rear. There is also a large patio with timber arbor over plus timber storage shed with power and lighting.

In summary, a rare opportunity to purchase a family property located within a very sought after village.

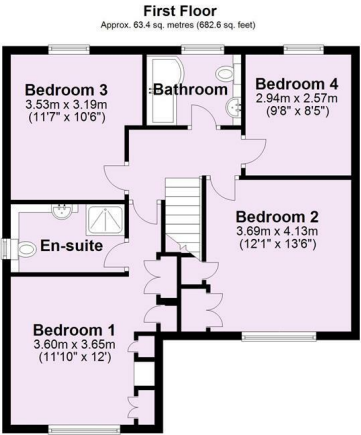
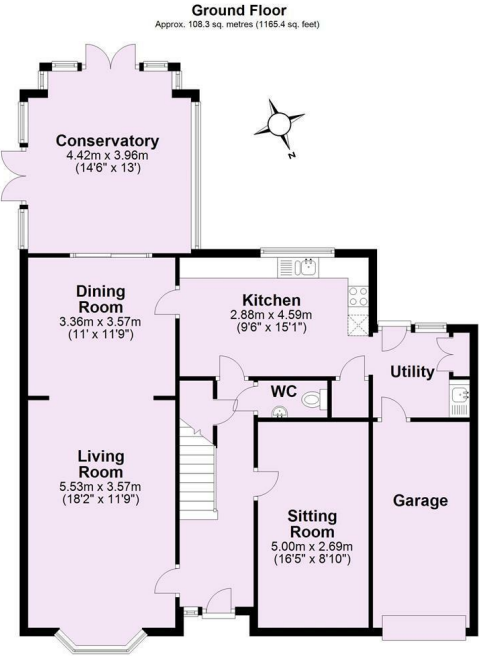


- 4 Bedroom Detached House
- Large Gardens
- Kitchen Breakfast Room. Utility
- 3 Reception Rooms. Conservatory
- Main Bedroom Suite. House Bathroom
- Integral Garage
- Off Street Parking 4 Vehicles
- No Onward Chain
- EPC: C
- Call Hudson Moody to View

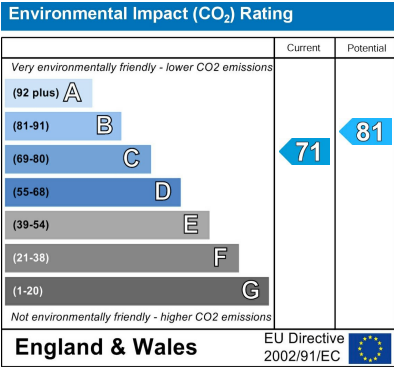
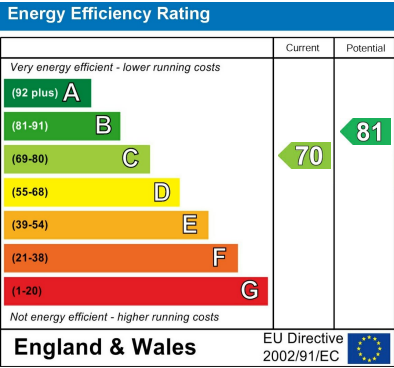
Guide Price £525,000

Tenure: Freehold





For illustrative Purposes Only - not to scale
Plan produced using PlanItUp.



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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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