



HUDSON
MOODY

32 Wyles Way, Stamford Bridge, York YO41 1SB



A lovely DAVID WILSON HOME constructed in 2019; designed for families and complimented by DOUBLE GARAGE plus generous off road parking and attractive SOUTHERLY facing lawned gardens.

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

Accommodation comprises: a welcoming sized entrance hall with useful coats storage cupboard and WC. The layout flows seamlessly with each principal reception room accessed from the hall; including a noticeably light living room with windows to three elevations including French doors to the patio, plus a good sized work from home office. The main hub of the property is a stunning 'open plan' fitted kitchen diner /family room offering excellent sociable space, including seating area. The kitchen is fitted with white gloss units; incorporating integral double oven and gas hob with extractor over, fridge freezer and dishwasher. French doors with matching windows to either side enjoy garden views. Utility room with rear access.

To the 1st floor are 4 double bedrooms including main bedroom shower suite plus fitted wardrobes. In addition to a contemporary house bathroom incorporating shower and separate bath. Airing cupboard.

Outside a double width tarmac drive provides generous off road parking for approx 4 vehicles leading up to a detached double garage with twin up an over doors and LED lighting. There is a small front lawn and paved path to the front entrance enclosed by Laurel hedge. The rear garden is laid to lawn and flanked by well stocked borders set within a combination of brick wall and timber fenced boundaries. Immediately to the rear of the property is an extensive paved patio with timber arbor over ideal for alfresco style dining.

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



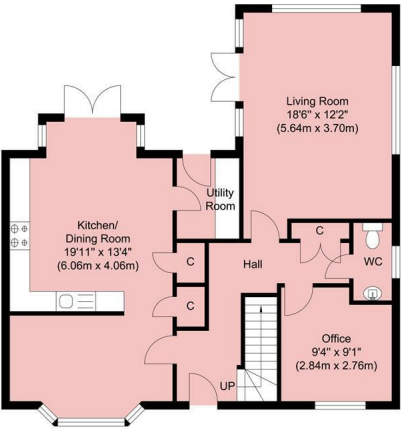
- Superb David Wilson Home
- Lovely Open Plan Kitchen Diner/Living Area
- 4 Double Bedrooms
- Contemporary En-Suite + house Bathroom
- Double Garage + Generous Off Road Parking
- Attractive Gardens
- EPC: B
- Call Hudson Moody to View

Guide Price £495,000

Tenure: Freehold

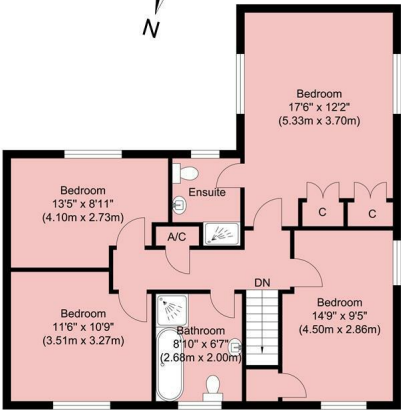


Approximate Floor Area 145.15 sq. m (1562.38 sq. ft.)



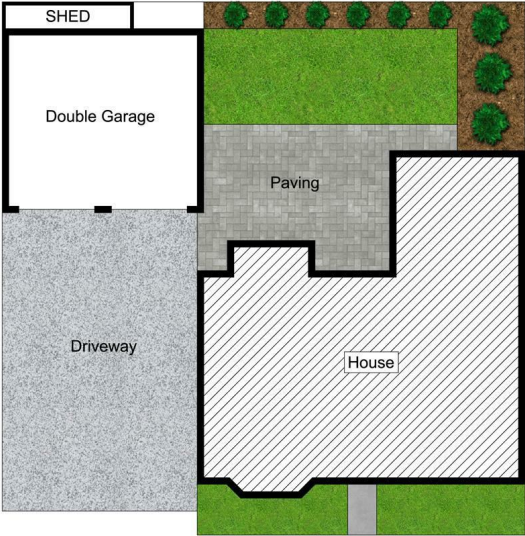
GROUND FLOOR

Approximate Floor Area 74.04 sq. m (796.95 sq. ft.)



FIRST FLOOR

Approximate Floor Area 71.11 sq. m (765.42 sq. ft.)



SITE PLAN (NOT TO SCALE)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 (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		

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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.

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.

4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.

5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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