



HUDSON
MOODY

6 Lyus Grove, Stamford Bridge, York YO41 1SH



A STUNNING DAVID WILSON HOME constructed in 2017; designed for families and complimented by DOUBLE GARAGE and lawned gardens.

Well positioned; tucked away on the edge of this highly regarded estate we offer a stunning David Wilson Home.

Accommodation comprises: storm porch, impressive entrance hallway with galleried landing over, cloaks, under stairs storage. The layout flows seamlessly with each principal reception room accessed from the hall; including sitting/family room and office/play room to the front elevation. To the rear is a spacious living room with feature media wall and panoramic electric fireplace and french doors allowing garden access, in addition to a stunning 'open plan' fitted kitchen diner offering excellent sociable space, including living area. The kitchen is fitted with white gloss units; incorporating integral oven and grill, gas hob with extractor over, fridge freezer and dishwasher. Tiled flooring. French doors with matching windows to either side enjoy garden views. Utility room with side access.

To the 1st floor are 4 double bedrooms including main bedroom suite with separate shower and bath plus fitted wardrobes and dressing area. There is an additional bedroom with en-suite shower plus contemporary house bathroom incorporating shower and separate bath. Airing cupboard.

Outside a double width tarmac drive provides ample off road parking leading up to a double garage with twin up an over doors. There is a small front lawn and paved path to the front entrance which continues to one side linking front and rear. The rear garden is laid to lawn and flanked by well stocked borders set within timber fenced boundaries. Immediately to the rear of the property is a paved patio the spans the full property width allowing generous space for table and chairs.

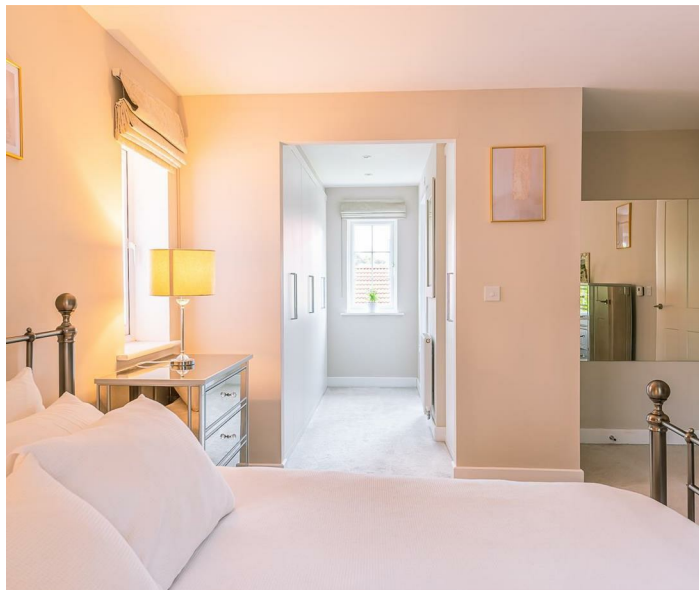
In summary, a striking executive home boasting beautifully appointed accommodation.

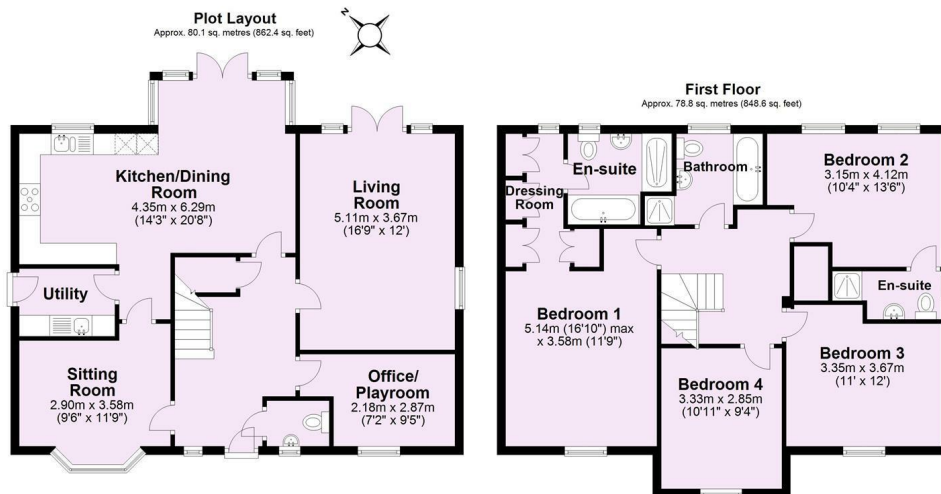


- Superb David Wilson Home Built 2017
- 4 Double Bedrooms
- Superb Open Plan Kitchen Diner Living Area. Utility
- Two En-Suites + House Bathroom
- Living + Family Room + Office
- Double Garage
- Garden
- Call Hudson Moody to View
- EPC: B

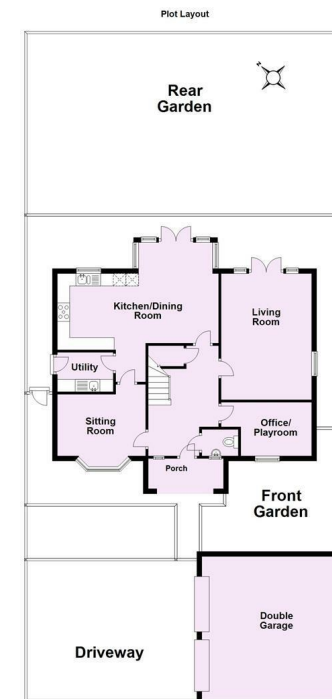
Guide Price £550,000

Tenure: Freehold

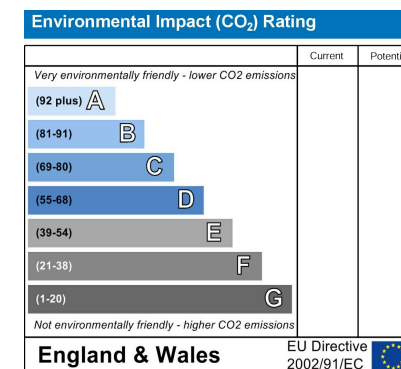
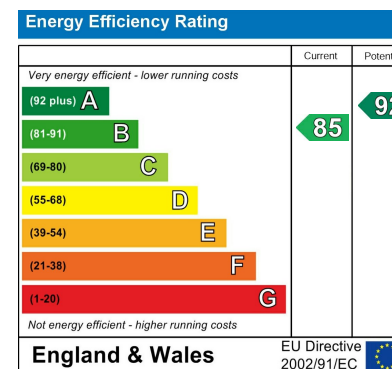




For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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



**HUDSON
MOODY**

IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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.

**16 York Street
Dunnington
YO19 5PN**

01904 489906