



HUDSON  
MOODY

97 Godwins Way, Stamford Bridge, York YO41 1DA





**A BEAUTIFULLY PRESENTED** property including stunning kitchen and bathroom, located within a popular residential estate, complimented by **SOUTHERLY FACING** gardens.

A front entrance door leads into a pleasant entrance hall with tiled floor and WC off. This sets the tone for this immaculately presented property with contemporary finish throughout. The impressive living room lies to the front of the property which incorporates a feature recess stone effect fireplace. To the rear of the property is a stunning 'open plan' kitchen diner which enjoys garden views and access via French doors plus separate side access to the driveway. The kitchen is fitted with an extensive range of grey coloured gloss units with worktops incorporating a Neff electric hob with extractor fan over. Integral appliances including an 'eye level' Neff oven and microwave, dishwasher and bin storage. Space for American style fridge freezer and washing machine. Under stairs storage.

To the first floor are two good sized bedrooms both with fitted wardrobes and a third single bedroom including storage cupboard housing gas fired boiler, plus contemporary fitted house bathroom which includes a shower over the bath. There is also a fold down ladder providing access to a versatile boarded loft room which is currently set up as an office.

Outside: To the rear lies a lawned garden with extensive Indian stone patio and seating area enclosed by timber fenced boundaries, which lies adjacent to a garage with electric door which has been partially converted into a combination of front storage area and rear bar including seating area with side door access. There is also a front lawn which includes decorative borders lying adjacent to a long tarmac drive with timber gates and additional parking beyond.

In summary, a stunning home likely to appeal to a wide range of buyers.



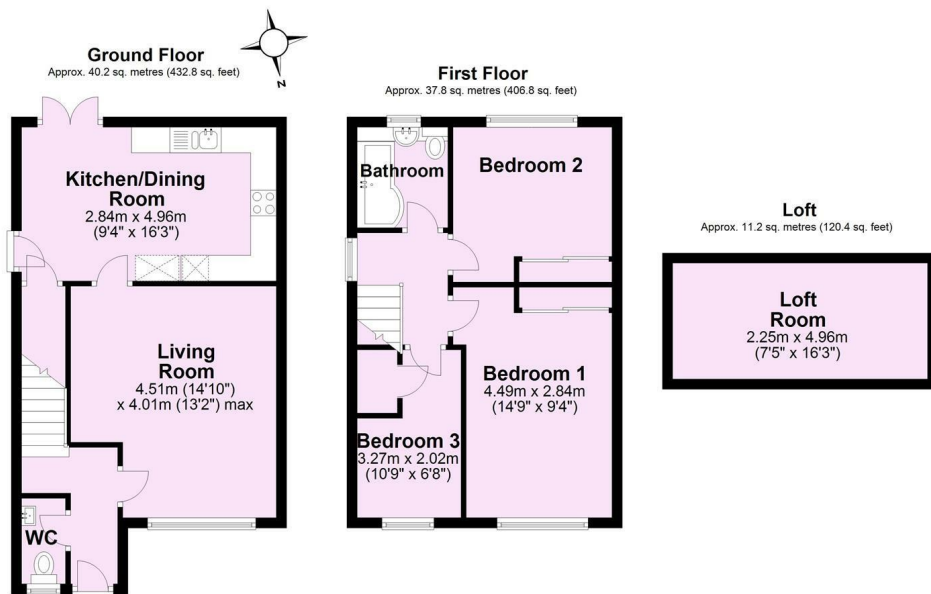


- 3 Bedroom Semi- Detached property
- Stunningly Presented
- Superb Kitchen Diner + Garden Views
- Contemporary Living Room
- Modern Bathroom + Ground Floor WC
- Versatile Loft Room
- South Facing Gardens + Patio
- Garage Store + Bar
- Generous Off Road Parking
- EPC: C

**Guide Price £280,000**

Tenure: Freehold

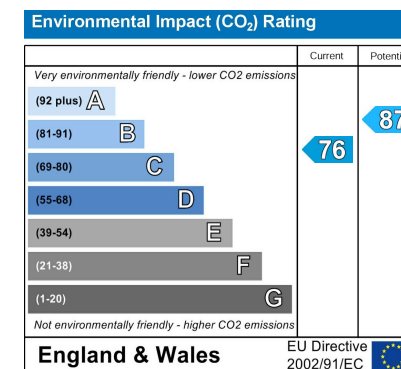
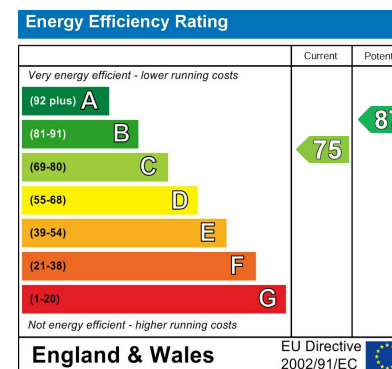




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