

HUDSON
MOODY

Lund Sikes Grove Stamford Bridge York YO41 1FH

Rent: £2,000 PCM
Deposit: £2,307
Furnishing: Unfurnished
Council Tax Band: F

Available 1st February for a
minimum 12 month agreement



- 5 Bedroom Detached House
- Contemporary En-Suites + Walk in Wardrobes
- Integral Double Garage
- Off road parking
- Available 1st February

- Stunning Open Plan Kitchen Diner/Family Room
- Living Room (Extends Full Property Depth)
- Large Enclosed Lawn Gardens
- Rural location



A stunning FAMILY SIZED executive home, complimented by stunning interior, GENEROUS SIZED LAWNED GARDENS and double garaging.

Accommodation comprises: storm porch, impressive sized entrance hallway with galleried landing over, large cloaks, under stairs storage. The layout flows seamlessly with each principal reception room accessed from the hall; including a living room that extends the full property depth. The hub of the property is a stunning 'L' shaped 'open plan' fitted kitchen diner/family room offering excellent sociable space. The kitchen is fitted with granite tops and incorporates a double integral oven/grill and microwave, gas hob with extractor over, tall standing fridge freezer and dishwasher. Karndean style flooring. Bi-fold doors provide garden views and access. Utility room with space for a washing machine and door beyond providing garage access.

1st Floor: five well proportioned bedrooms including two luxury en-suite shower rooms with either dressing room or walk-in wardrobe plus separate contemporary house bathroom.

Outside: A double width tarmac driveway leads up to an integral double garage with side access. There is a small front lawn with shaped borders and paved pathway leading to the front entrance which continues to one side linking front and rear. The rear garden is generous in size; westerly facing and predominantly laid to lawn; set within timber fenced boundaries. Immediately to the rear of the property is a paved patio; plus additional decked side patio.

Council tax band F

No Smokers. Pets considered. Available 1st February for a minimum 12 month agreement

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	87	93

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	88	93



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