



HUDSON
MOODY

Ashlea House, St. Michaels Court, Sutton On Derwent, York YO41 4BL



A lovely sized executive family home standing on a **GENEROUS SIZED PLOT** within the popular village of Sutton on Derwent; one of only three properties well positioned within a small exclusive cul-de sac. Constructed in the 1980's, the property now presents as a practical and spacious home with finely appointed interior. Complimented by **LARGE PRIVATE GARDENS** and integral double garage.

Internally the property opens via double doors into a welcoming sized hallway with impressive solid wood floors, off which is a cloakroom; formal dining room and living room which spans the full property depth, noticeably light with coal effect gas fireplace. There is also a family room with feature wall mounted electric fireplace and impressive kitchen beyond. The high specification Kutschenhaus kitchen houses a series of white gloss fitted units complete with integrated appliances including two tall standing fridge freezers, double oven and microwave, induction hob, dishwasher, plus Schock sink and drainer and Amtico flooring. There is also a utility room with side access and door into the garage. A superb sized conservatory completes the ground floor accommodation.

To the first floor are four double bedrooms, including main bedroom with dressing room and large en-suite bathroom including separate shower. Family bathroom. Airing cupboard.

Outside: To the front of the house is a double width block paved drive leading up to an integral double garage with path to the front entrance porch and attractive front garden. To the rear is a generous sized secluded landscaped garden which wraps around the property; beautifully presented and flanked by well stocked borders housing an array of plants shrubs and fruit trees including apple and plum varieties. There is also a paved patio and rockery including feature pond, small herb garden and vegetable patch. Greenhouse. Timber storage shed. A timber gate and path link front and rear.

In summary, an immaculately presented home situated in a highly regarded commuter village with easy access to the City of York. A viewing is strongly recommended to appreciate the size and quality of the property on offer.



- Family Sized 4 Bedroom Detached House. Circa 2200 ft²
- Large Private Gardens
- Good Sized Plot
- Superb Contemporary Kitchen. Utility
- Lovely Main Bedroom + En-Suite+ Dressing Room
- Integral Double Garage
- Well Regarded Village Primary School
- EPC: C
- Call Hudson Moody to View

Guide Price £540,000

Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using Perimap

For Illustrative Purposes Only - not to scale
Plan produced using Perimap



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			
71		79	
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			
65		73	
England & Wales		EU Directive 2002/91/EC	

**HUDSON
MOODY**

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.

**16 York Street
Dunnington
YO19 5PN**

01904 489906