



HUDSON
MOODY

3 St. Johns Close, Stamford Bridge, York YO41 1PJ



A well presented LINK DETACHED HOUSE, enjoying southeasterly facing lawned gardens, situated within a pleasant cul-de-sac position. Conveniently offered with NO ONWARD CHAIN.

Accommodation comprises: Hallway with WC off -- well proportioned living room housing a coal effect gas fireplace with archway leading through to a dining room with conservatory beyond. To the rear is the main hub of the property; an impressive, noticeably light kitchen breakfast room enjoying garden views fitted with a range of cream coloured units. Integral items double oven including grill, tall standing fridge freezer, dishwasher, wine rack and gas hob with extractor over. There is also a cupboard housing a gas fired boiler (2022) . Off the kitchen is a useful utility room incorporating under stairs storage with integral garage store beyond plus separate door from the kitchen onto the patio.

1st floor: 4 bedrooms all with fitted wardrobes. The bathroom includes a shower over the bath.

Outside: To the front of the house is an ample sized paved driveway providing parking for 2 vehicles leading to a garage store lying adjacent to an attractive landscaped garden. A side pathway with timber gate leads to the to a pleasant rear lawned garden, enclosed by timber fenced boundaries and flanked within by well stocked borders. Immediately to the rear of the property is a paved patio.

In summary: a lovely versatile home likely to appeal to a wide range of buyers.



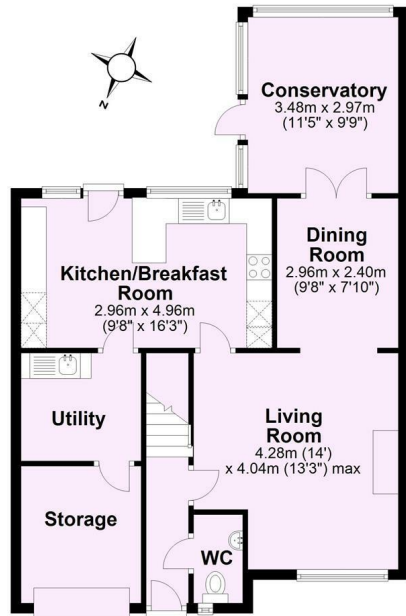
- 4 Bedroom Link Detached House
- Attractive Cul-De-Sac Position
- Impressive Kitchen Breakfast Room
- 2 Reception Rooms. Utility
- Conservatory
- House Bathroom. Ground Floor WC
- Lawned Gardens
- No Onward Chain
- EPC: D
- Call Hudson Moody to View

Guide Price £315,000

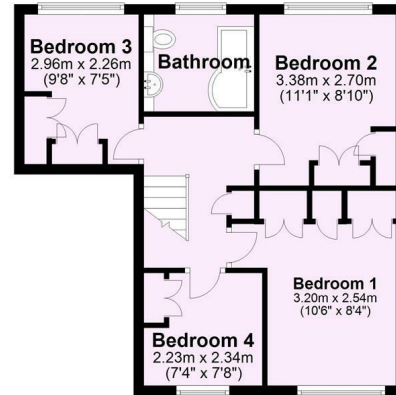
Tenure: Freehold



Ground Floor
Approx. 68.2 sq. metres (733.9 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.1 sq. feet)



Plot Layout



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

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Plan produced using PlanUp.



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	80

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		
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Not environmentally friendly - higher CO ₂ emissions		
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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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16 York Street
Dunnington
YO19 5PN

01904 489906