



22 RUDFORTH PLACE  
Great Ouseburn, York



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 22 RUDFORTH PLACE

Great Ouseburn, York YO26 9AH

The Redwood is a brand new stunning four bedroom detached home in show home condition, perfect for downsizers needing a future proofed home, with garden and garage. Constructed by renown Stonebridge Homes on the popular Forest Chase development in Great Ouseburn.

## ACCOMMODATION

Fantastic four bedroom home  
Future proofed with ground floor bedroom suite  
Part exchange available  
£23,000 of extras  
Stunning open plan living/dining/kitchen  
Three double first floor bedrooms  
Garage and Driveway  
Gardens to the rear



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## Description

The Redwood is a super four bedroom detached house that would suit both downsizers and family purchasers. The accommodation is extremely flexible and is future proofed as it has a ground floor bedroom suite but equally suit those with mobility issues. As with all Stonebridge Homes, the property is beautifully presented and has luxurious fittings throughout.

Briefly comprising:

To the ground floor: Reception Hall with stairs off, cloakroom/w.c, stunning living/dining/kitchen, lounge with bay window and french doors leading to the rear garden. To the front of the property is the large master bedroom suite with ensuite shower room. To the first floor: Landing with delightful seating area, study with velux roof light, three double bedrooms and the house bathroom.





### Situation and Amenities

The property is positioned in the popular village of Great Ouseburn: a thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree Inn public house and well regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edingburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket, and Ripon and York are approximately 12 miles away.





## Outside

To the front of the property is a lawned garden and driveway that leads to the attached garage with access door to the rear garden. To the rear is a paved patio and large lawn.

## Services

All mains services are connected to the property and the central heating has a hive control.

## Local Authority and Council Tax Band

Yet to be allocated

## Viewings

Strictly by appointment with GSC Grays 01423 590500

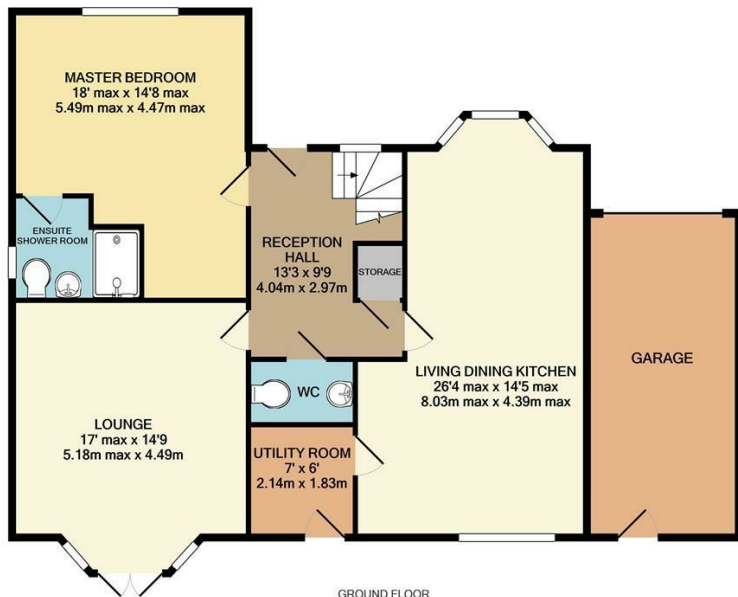
## What3Words

///solicitor.fetches.crusaders

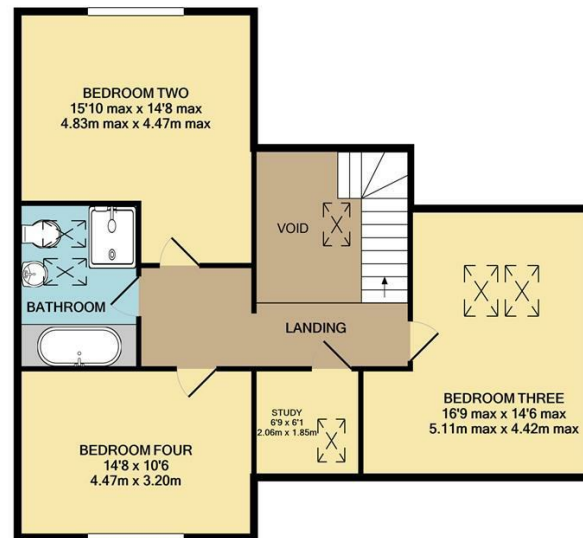
## Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1021 SQ.FT.  
(94.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 872 SQ.FT.  
(81.0 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1893 SQ.FT. (175.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

