



NAYLOR AVENUE, STAMFORD BRIDGE YO41

£550,000



An outstanding family home, with high-quality fixtures throughout, beautiful reception space, a generous south-west facing garden, located on this prime development.

This is a beautiful and welcoming home with stunning family accommodation. The property is about 1943sqft in total. It is perfectly enhanced for modern family living, being situated within a charming and historic, well-served village in the Vale of York. This is an accessible location, with easy access to the amenities of Pocklington and York.

This stunning family home benefits from being naturally lit throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within walking distance of beautiful un-spoilt countryside. The house benefits from impressive reception space and four bedrooms. This beautiful house enjoys neutral and tasteful fixtures, equipping it for modern day living and making it perfect for family life. Time, care, and attention to detail has been invested throughout the house which has resulted in a rare opportunity to live in this immaculate and pristine property. With a layout that flows harmoniously throughout, it is a perfect home for a variety of family sizes.



Tenure Freehold	Local Authority East Riding of Yorkshire	Council Tax Band Band F	EPC Rating Band B
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Property Description.

The generous entrance hall makes an immediate statement and provides a warm welcome. With superb width, it flows nicely into all the reception rooms, which adds to the sociable aspect of this home. The hall, family area, dining kitchen and utility all have high-quality timber floors. The triple aspect sitting room has a lovely deep, bay window and double glass doors provide direct garden access, and views onto the beautiful garden can be enjoyed. The kitchen with dining area and family area is positioned on the opposite side of the hall, and this offers excellent space and scope for formal and family enjoyment and entertaining. The kitchen is equipped with a range of tasteful units in a soft, neutral tone, which complements the modern style of the house perfectly. There is an integrated AEG oven and grill, 6-ring gas hob, dishwasher, and extractor fan.

The kitchen incorporates an open plan dining area and family room space. This runs the full length of the house and offers enormous flexibility and potential with how it could be configured with furniture. It benefits from having double glass doors leading into the south-west facing landscaped garden. With a dual aspect, there is plenty of natural light flooding into the room. The generous space and flexibility of this room makes it an ideal sociable area for entertaining and family life and provides a welcoming atmosphere to the house. This home has considerable strength with the size and volume of reception space for formal or relaxed entertaining.

A utility is off the kitchen, which benefits from integrated storage, a worksurface, plumbing for a washing machine and a door leads into the garden. The remaining ground floor accommodation includes a study which has an impressive range of integrated storage solutions and a desk, the study has the flexibility to be used as a snug or playroom, there is a WC with modern white fittings and a good-sized cupboard.





Property Description.

The first floor offers equally impressive space. There are four bedrooms, where the elevated and expansive views onto the garden can be fully enjoyed from the rear. The principal bedroom has a dual aspect and there is an en-suite shower room, with modern white fittings.

Bedrooms two (with a spacious integrated cupboard), three and four benefit from sharing the family bathroom which has modern white fittings, a bath and a separate shower and there is a heated towel rail.

There is the benefit of double glazing throughout and an excellent EPC rating.

This attractive home has fantastic qualities and with its neutral and welcoming décor, the house is ready to be enjoyed by a new owner. This is a versatile and nicely proportioned property, making it a perfect home. A key benefit of living here is the open aspect to the north and west where views towards open countryside can be enjoyed.

Outside.

The house sits on an attractive corner position, where the open aspect to the side and north-west elevation offers a distinct advantage. The rear garden is a delight to be in and provides a rich variety of texture, there is a mature oak tree which adds stunning structure and privacy to the rear. There is a patio perfectly located by the two sets of double doors off the kitchen and sitting room, making this a key focal point for outside entertaining and relaxing. There is a lovely area of lawn, with borders running along each side. The garden is more spacious than most, it is beautifully presented and mirrors the quality and style of the internal accommodation. A good-sized drive is located to the side where the double garage is positioned. The front garden is laid to lawn where an attractive hedge complements the house perfectly.









Services.

Mains water, electricity and drainage are installed. Mains gas fired central heating. There is a management fee of £124.63 p.a. (2024) for the upkeep and maintenance of the development's common parts.

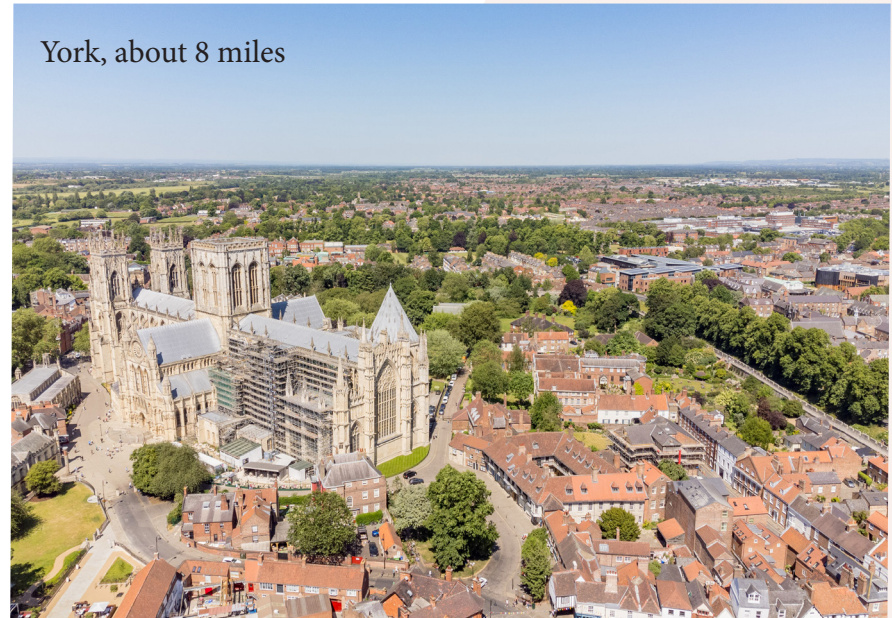
Directions.

Postcode – YO41 1SE

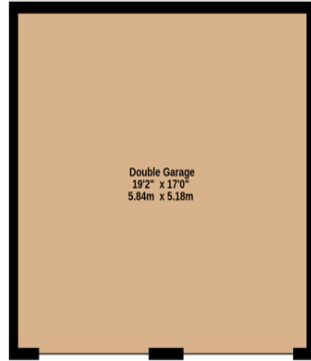
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Stamford Bridge.

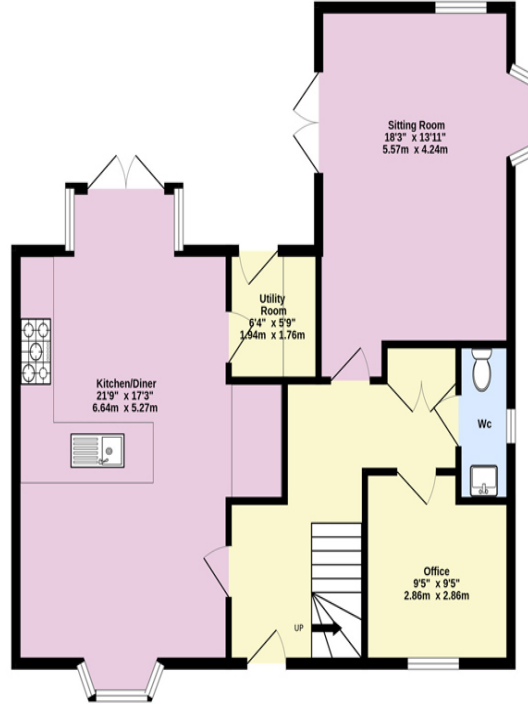
Stamford Bridge is a highly sought-after village which has excellent bus connections to York and Pocklington. The village has a primary school, a well-stocked co-op supermarket, coffee shop, wine bar and restaurant, swimming pool, church, play park, post office, medical centre, vets, pubs, and fish & chip shop. There is also a pharmacy, dentist, barber, hairdressers, and a choice of take away outlets (Indian, Chinese, Pizza). The popular Balloon Tree farm shop is about 1 mile to the west. About 3.5 miles to the north in Scrayingham is the well-regarded Lacey's Riding school; and between Stamford Bridge and Buttercrambe is the Northwoods fairy trail and café, Paws Park dog exercise areas and Ellers Farm distillery visitor centre.



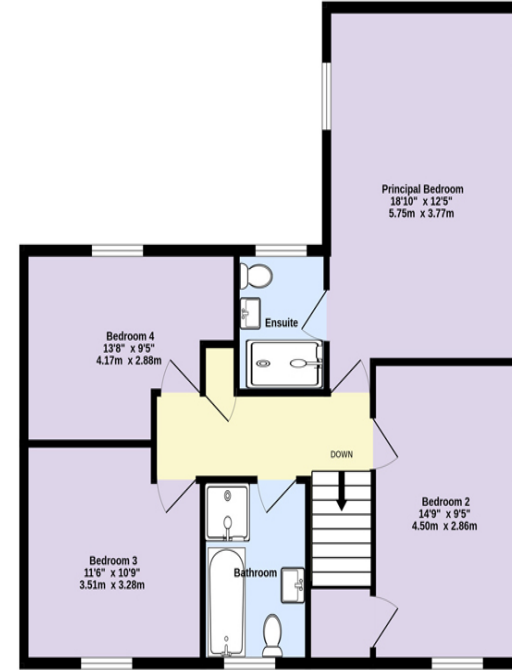
GARAGE
325 sq.ft. (30.2 sq.m.) approx.



GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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