



Woodlands Walk, North Duffield, York £465,000

A beautiful four bedroomed new build detached home with double garage in this beautiful backwater development



Woodlands Walk

Woodlands Walk is an exclusive development of 3-5 bedroom properties situated in the picturesque village of North Duffield. With good links to the M62, A1 and A19, the dwellings are ideal for commuters travelling to York, Leeds and surrounding areas. The village has a local school, post office and pub as well as many other amenities. The historic City of York is just a short drive away providing an array of leisure activities including shopping centres, restaurants, cinemas, theatres, gyms and tourist attractions. Balance tranquillity of country living with easy access to all that York has to offer.

Specification

Interior Finishes

Ceilings

Smooth plaster finish in white

Walls

Finished in Strong White

Woodwork

Contemporary skirting and architraves finished in white gloss

Doors

Pre-finished oak doors

Ironmongery

Satin Chrome

Staircase

Softwood strings, baserails, balustrades and newel posts finished in white gloss with oak newel caps and handrails

External Finishes

Lights

Stainless steel light to front and rear

Windows

Please ask our sales executive for individual plot details

Door

Front door with multi point locking. Doorbell with chrome finish

Drives

Gravel driveways

Landscape

Landscaping to front gardens in line with approved landscape plan. Turf and grey indian sandstone paving to rear gardens

Fences

Please ask our sales executive for details

External tap

Kitchen/Utility

Units

Choice of contemporary units with soft door closures, complete with laminate work tops and upstands

Appliances

Selection of modern appliances Please ask our sales executive for details

Ceramic sink

Bathrooms & En-Suites

Sanitary Ware

Contemporary sanitary ware by Ideal Standard

Vanity unit

White bath

Chrome modern brassware

Aqualisa shower

Tiling

A selection of porcelanosa tiles

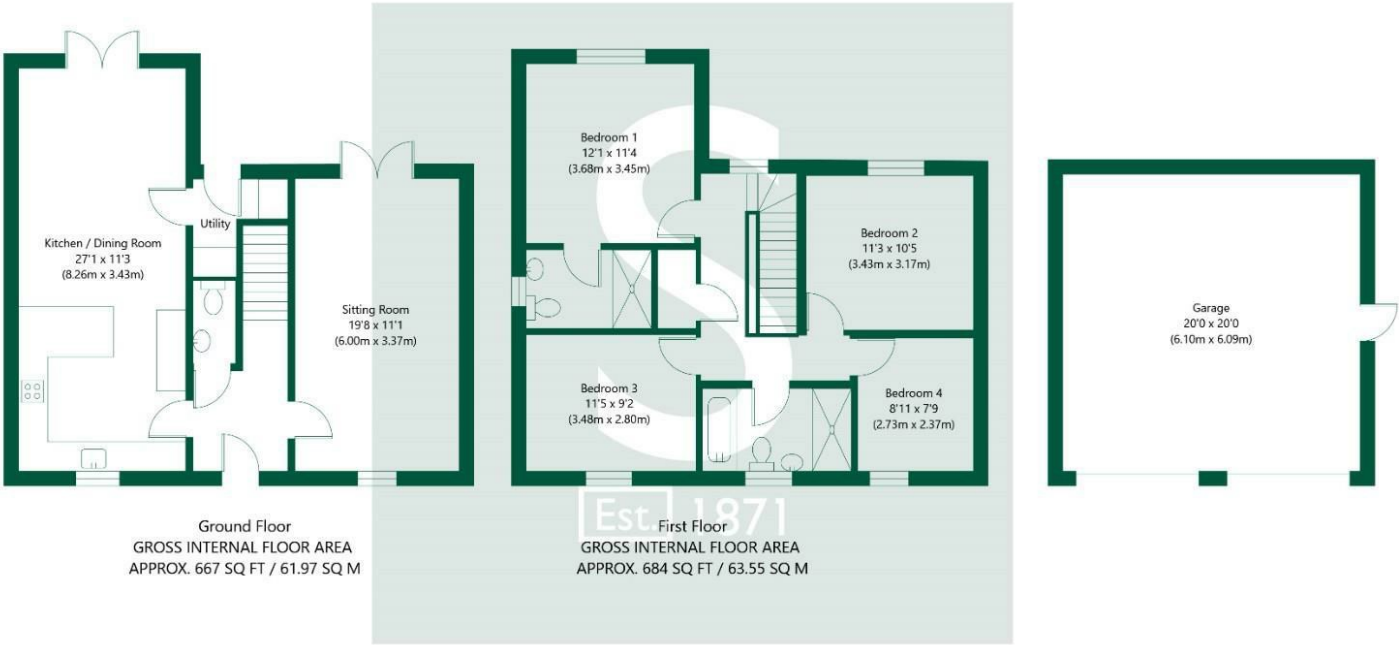
Warranty

10 Year LABC

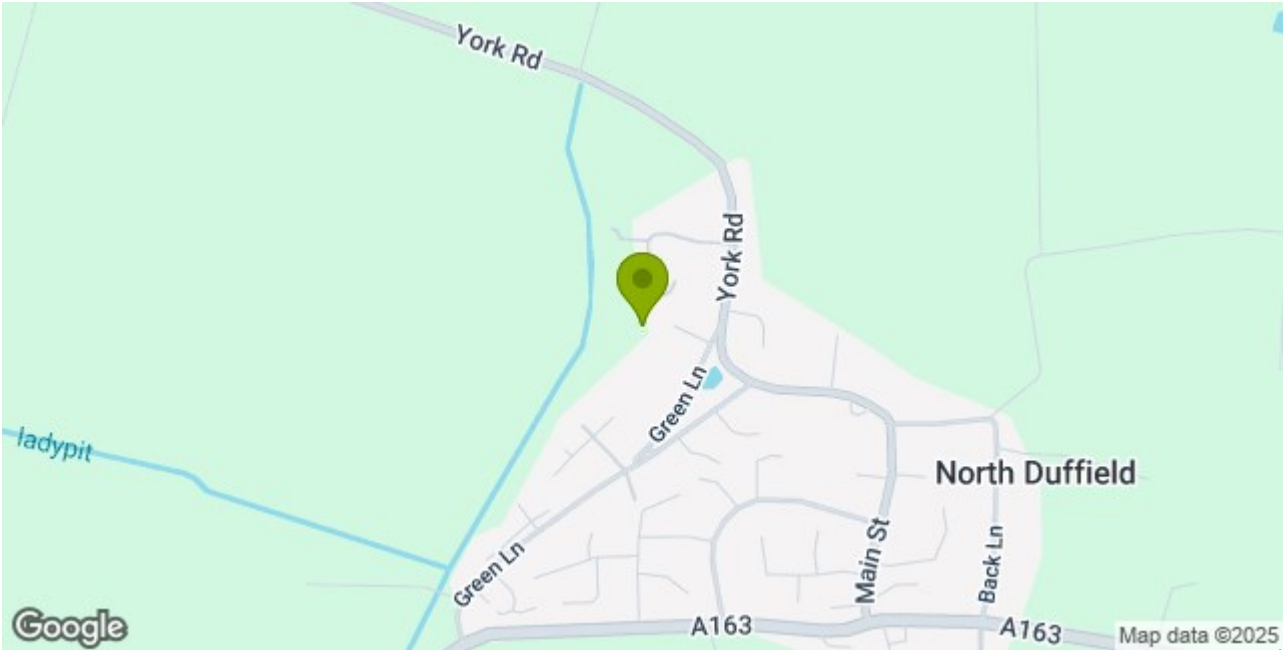
Tenure

Freehold

Woodlands Walk, North Duffield, York, YO8 5RU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1351 SQ FT / 125.52 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Partners

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Associates

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