



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

Bathrooms & En-Suites
Sanitary Ware

Contemporary sanitary ware by Ideal Standard

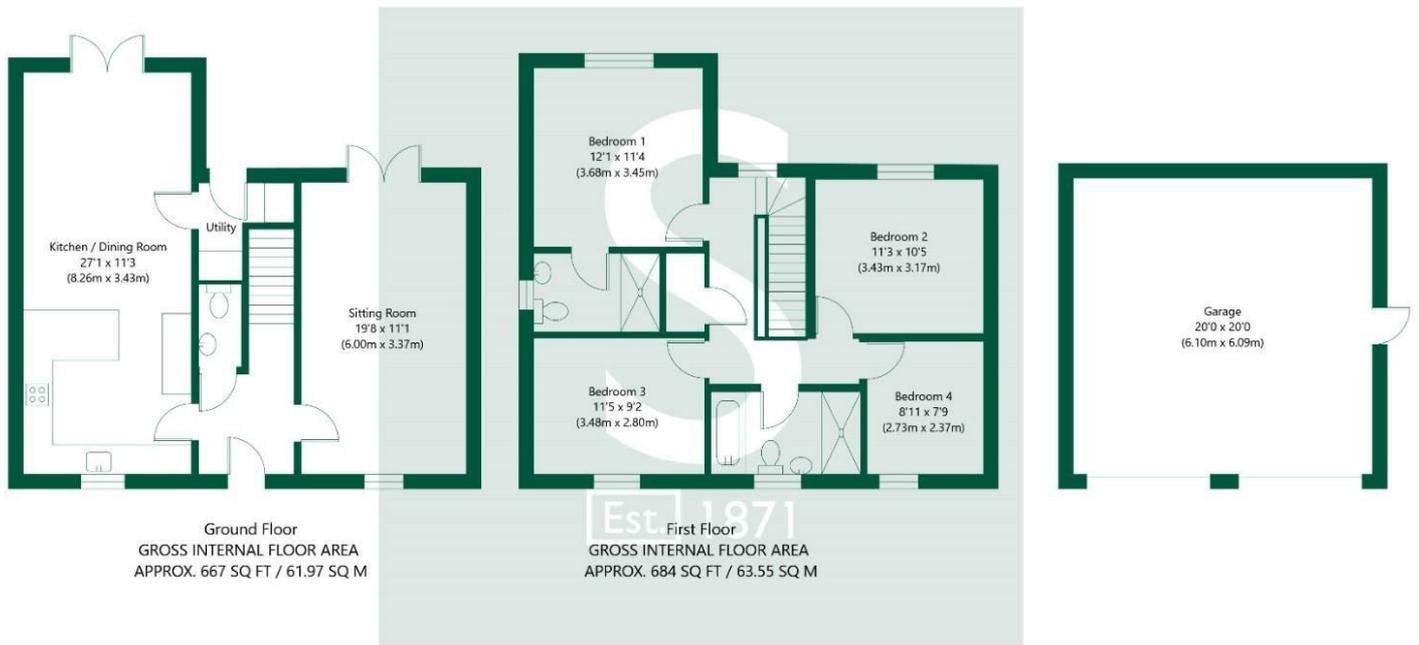
Vanity unit
White bath
Chrome modern brassware
Aqualisa shower

Tiling
A selection of porcelanosa tiles

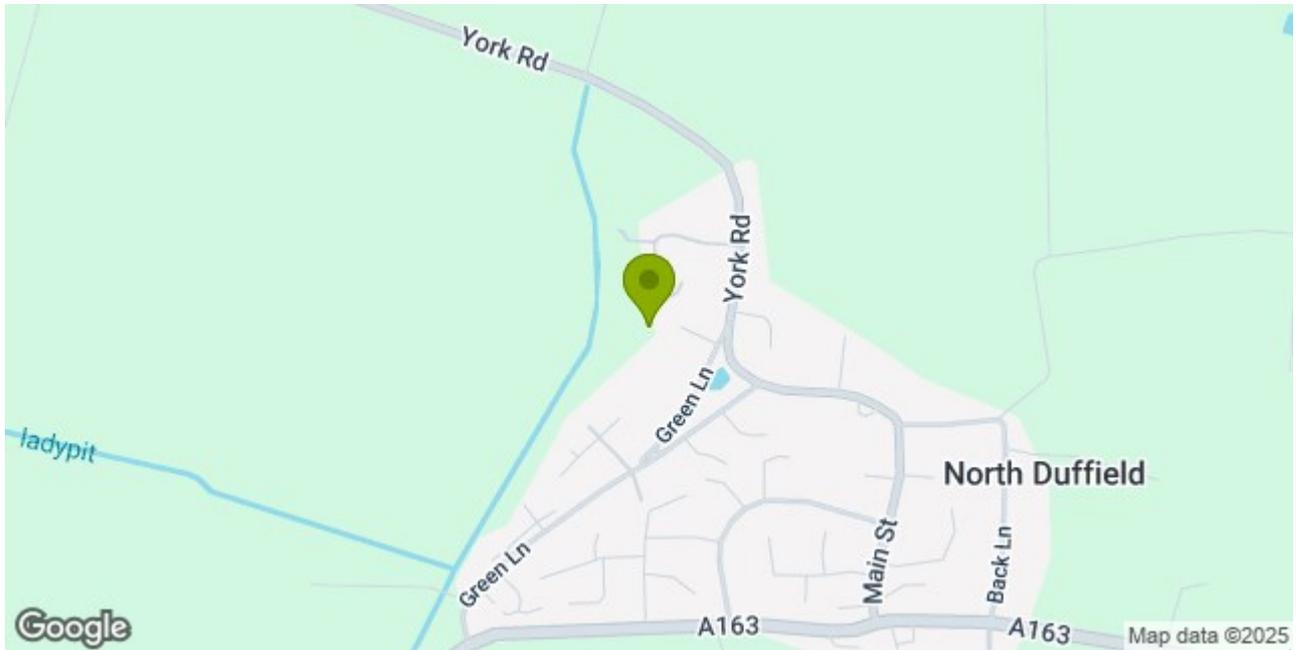
Warranty
10 Year LABC

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

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

