



## Woodville Court, York £3,500 Per Month

The exclusive development of Woodville Court is located off Greenfield Park Drive, Stockton Lane. This individually designed detached house offers 4 spacious double bedrooms including a third floor Master Suite with separate bathroom, open plan kitchen / living / dining and separate formal lounge, study/gym and ample storage. Garage, driveway parking and enclosed rear garden. Electric car charging point.

EPC 87(B). NO SMOKING. 12 MONTH TENANCY



## DESCRIPTION

ENTRANCE HALL - with herringbone design parquet flooring, feature coat rail and stairs to first floor

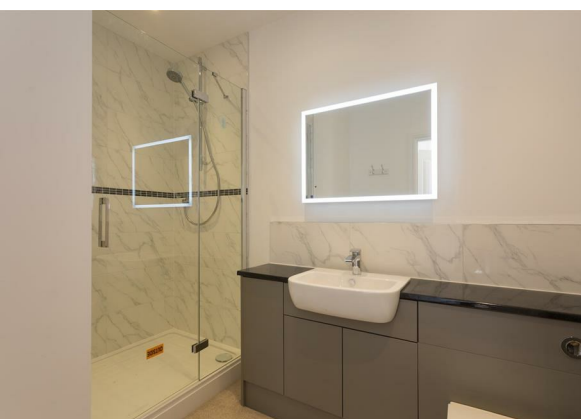
CLOAKROOM - low flush wc and hand basin

KITCHEN - contemporary design with a traditional finish, this large family kitchen offers ample storage, granite worktops and stylish units. Integrated NEFF ceramic hob, NEFF oven and microwave-combi oven, undercounter wine fridge and dishwasher. Separate Samsung fridge/freezer with water dispenser.



UTILITY ROOM - large functional room with storage cupboards, stainless steel sink, space for washing machine and condenser tumble dryer. Direct access to the GARAGE

LIVINGROOM/DINING ROOM - open plan to the kitchen, this flexible space with lantern roof feature has bifold doors to two walls opening onto the enclosed rear garden, Samsung wall mounted TV, made-to-measure voile curtains



FORMAL LOUNGE - double doors to the living/dining room and single door to the hallway, the lounge enjoys views to both the front and rear gardens. Full length made-to-measure curtains with pelmets and feature wall lighting add stylish elements to the room

SECOND FLOOR:

BEDROOM 1 - spacious double room with en suite shower room and built-in wardrobes. Separate study / gym / dressing room. Made-to-measure curtains

BEDROOM 2 - spacious double room with en suite shower room. Made-to-measure curtains



BEDROOM 3 - front-facing double room with built-in wardrobes. Made-to-measure curtains

FAMILY BATHROOM - bathtub with mixer shower, mirrored vanity cabinet with integrated light

THIRD FLOOR:

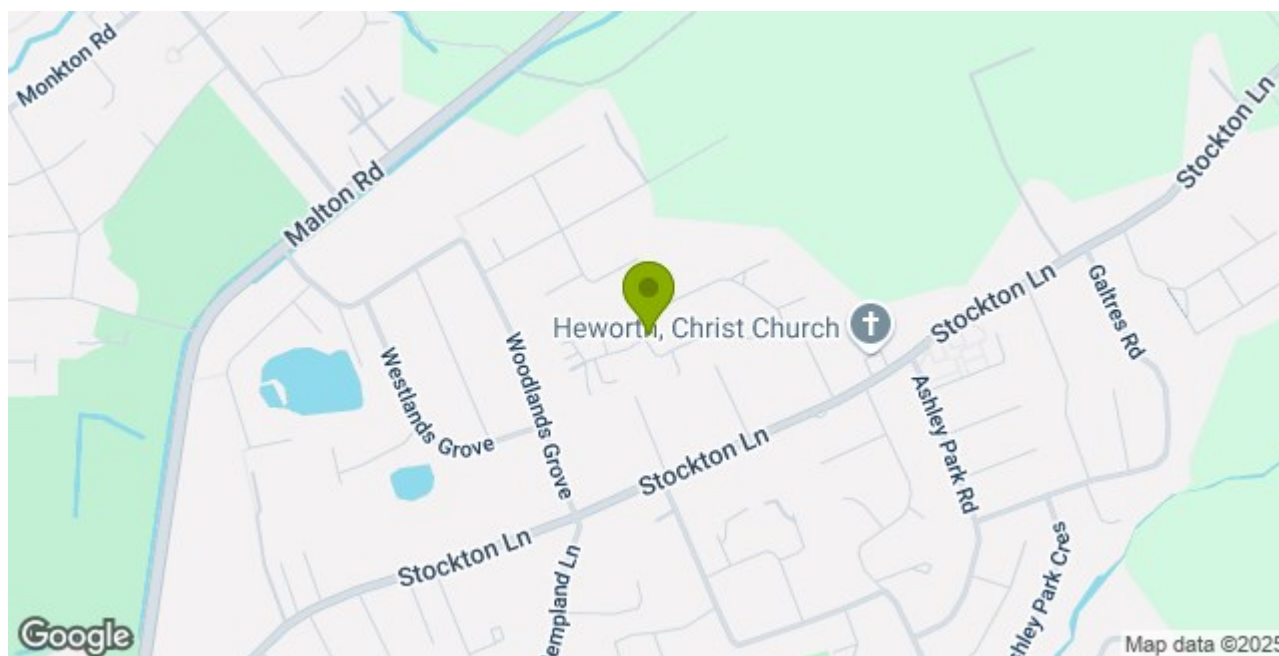
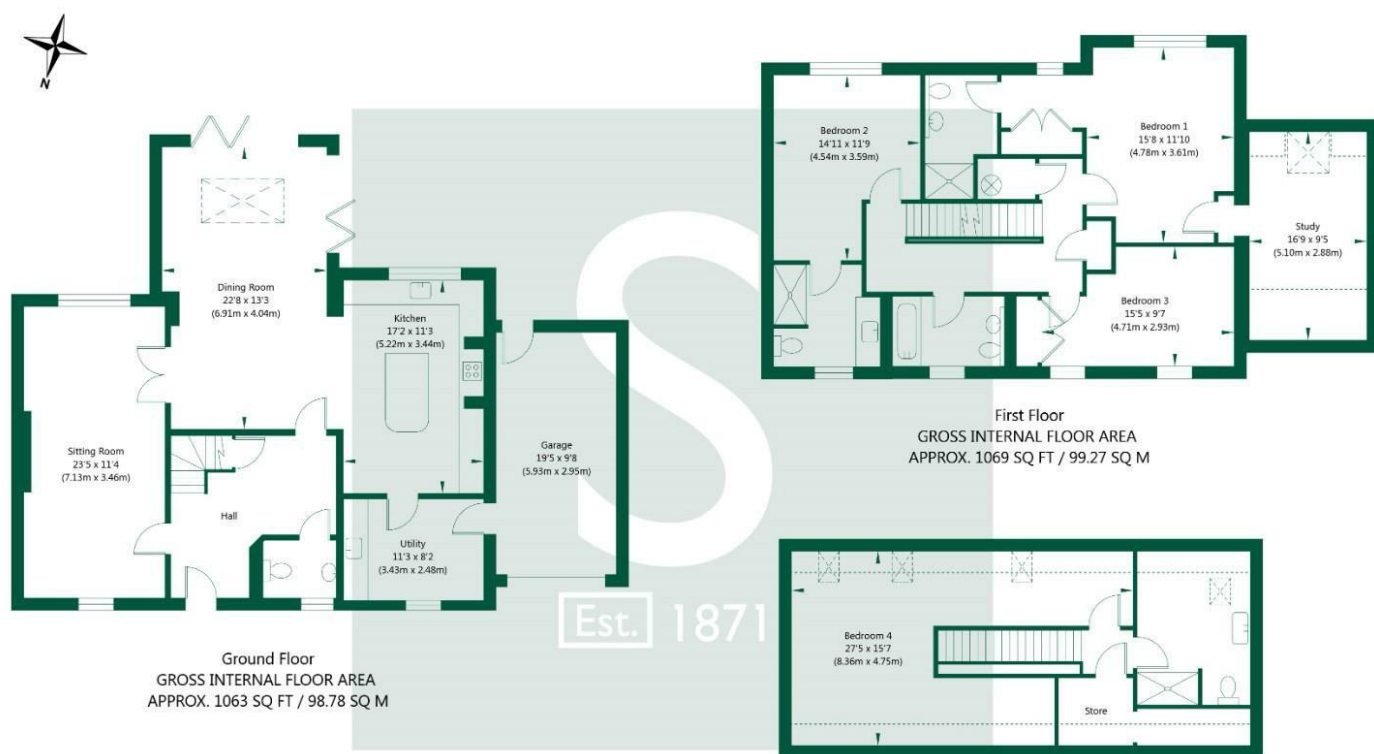
MASTER BEDROOM SUITE - large room with three skylights, separate spacious shower room. Could be used as a guest suite, study or separate living area to the main family area.



Clever use of space in this well-designed family home means there is ample storage on all floors. Wired internet, CCTV add to the comfort of this property.

OUTSIDE - garage and separate paved driveway parking. Low maintenance gardens, enclosed rear garden with area for BBQ

# Woodville Court, Greenfield Park Drive, York, YO31 1AD



## Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

## 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  
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R L Cordingley BSc FRICS FAAV  
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## Associates

N Lawrence

