



Halifax Close, Full Sutton, York Offers Over £325,000

The property is nestled in a peaceful village setting and offers a beautifully presented detached family home, thoughtfully designed for modern living.



You are welcomed into the home via a light and airy entrance hallway, which leads into an open-plan living and dining area - a bright and spacious room that enjoys direct access to the south-facing rear garden through elegant patio doors, allowing natural light to flood the space. Flowing seamlessly from the living area is a contemporary, fully fitted kitchen, offering a stylish and functional hub ideal for both everyday family life and entertaining. A charming conservatory sits just off the main living space, providing an additional, tranquil spot to relax while enjoying views over the garden throughout the seasons.



To the first floor are three generous double bedrooms. The principal bedroom benefits from its own dressing area and leads through to a private en suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.



Externally, the home boasts a stunning south-facing garden with uninterrupted views across open countryside—offering a truly idyllic setting and arguably one of the finest positions on the development. Whether hosting summer gatherings or enjoying peaceful mornings, the outdoor space provides a perfect blend of privacy and natural beauty. To the front there is ample driveway parking for at least 3 vehicles leading to a detached garage with power.



The property is ideally situated for access to the nearby towns of Stamford Bridge and Pocklington, offering a range of local amenities. Excellent transport links provide easy connectivity to York, Leeds, and the East Coast. Families will appreciate the convenience of a school bus service to both the local primary and secondary schools.

Material Information

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected.

Broadband Coverage: Up to 271* Mbps download speed

EPC Rating: E

Council Tax: D - East Riding of Yorkshire

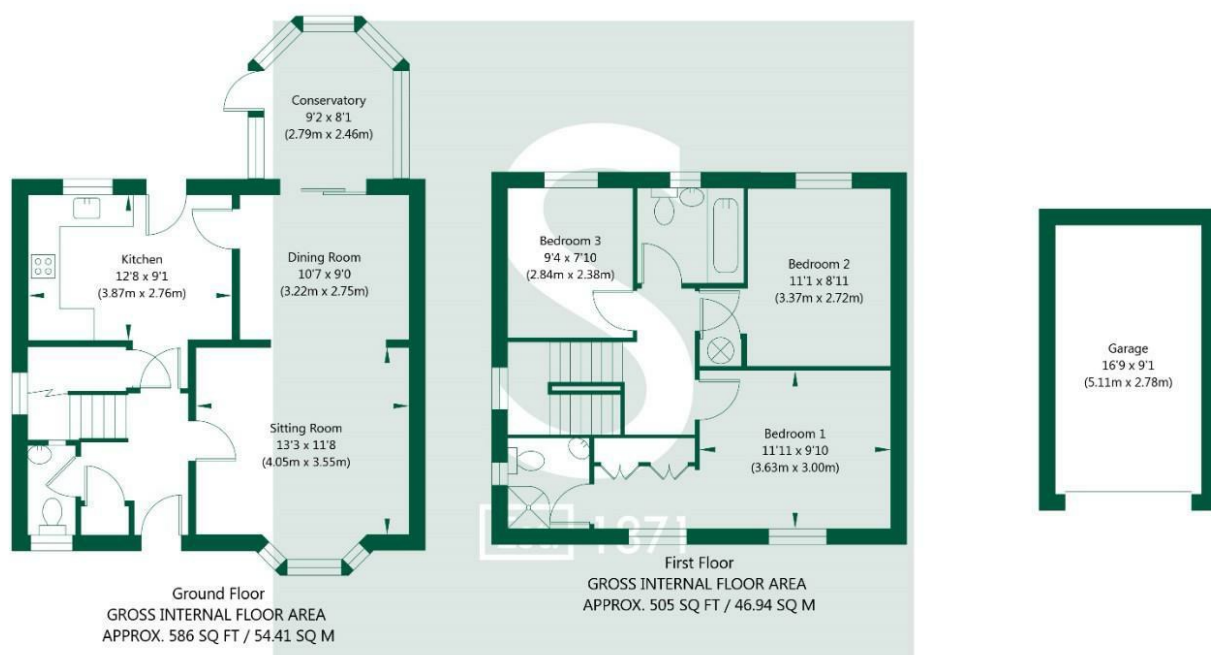
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533



*Download speeds vary by broadband providers so please check with them before purchasing.

Halifax Close, Full Sutton, York, YO41 1NU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1091 SQ FT / 101.35 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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