



## Woodgate House, Plot 2 Garancarr Lane, Wistow

£625,000

- New Detached House
- Spacious Lounge with Log Burner
- Utility Room
- Carpets & Flooring Included
- 4 Double Bedrooms
- Home Office/Snug
- Underfloor Heating to Ground Floor
- 2 En-Suite
- Magnificent Open Plan Kitchen/Diner
- Single Garage

An exclusive detached residence of significant appeal situated in a beautiful semi-rural setting, occupying large grounds within this choice development. Woodgate House is sure to be a popular home and has been architecturally designed in such a way to enjoy adaptable and flowing accommodation, combining both family and more formal areas.

The site is situated in the village of Wistow, which is well known by many as a popular and desirable location. Woodgate House is available now with Millgate House expected to be ready February 2025. The site comprises two large detached family homes, both of which are completed to an incredibly high specification and come with a 10 year new home warranty. Both plots enjoy over 1,900 sq. ft. of internal accommodation with generous outdoor space and a single garage to the side. The developer has selected a luxury range of kitchen and bathrooms, finished with impressive flooring and décor choices throughout.

The ground floor accommodation has been perfectly designed for family living. There is a spacious lounge with a log burner, ground floor w.c, separate home office or snug and a magnificent open plan kitchen diner with separate utility. LVT herringbone flooring runs throughout the ground floor, except the study and lounge which are carpeted. The ground floor is further enhanced by underfloor heating.

The kitchen was provided by Cook House (York) and comes equipped with a comprehensive range of 'Neff' built in appliances, including a double oven, induction hob, fridge, and additionally, an AEG wine cooler. The kitchen has marbled white quartz work surfaces and a central island with Belfast sink which has a Quooker Pro 3 Fusion hot tap. There are two sets of bifold doors with internal blinds to the rear elevation which open out onto the patio and garden space. One of the bespoke features of the kitchen design is the butler's pantry unit, accessed via two double doors with comprehensive storage inside. Located just off the kitchen area is an important utility room with plumbing for a washing machine, full length freezer and external rear door.

The first floor is well proportioned and comprises of four double bedrooms. The master bedroom has a stylish walk-in wardrobe and en-suite. The second bedroom also benefits from an en-suite. All bedrooms have a sash style window and central heating radiator. The bathrooms in this property comprise of Villeroy and Boch sanitary ware and Amtico flooring.

Externally both plots will have a generous patio area immediately from the property, with a lawned garden. To the front, there is ample off-street parking, a single garage and EV charging point.

Reservations are available for both plots and further details including the full specification and site plan are available upon request. The developer has opted for the eco friendly air source heat pump coupled up with latest cavity, floor and roof insulation.

Services/Utilities - Air Source Heat Pump, Mains Electric

EER- TBC

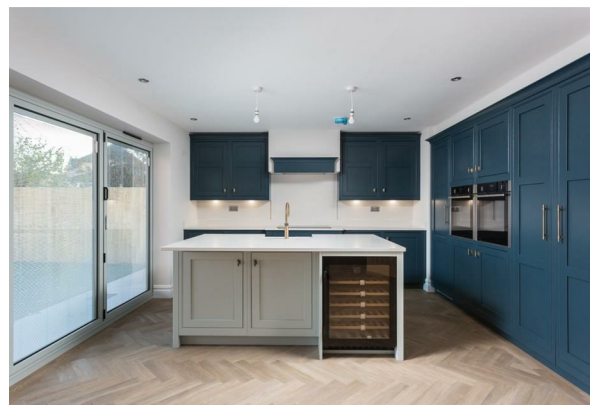
Tenure - Freehold

Council Tax - North Yorkshire Council - Band TBC

Broadband Coverage - TBC for this property, however up to 76\* Mbps download speed is available in the area

Current Planning Permission: No current valid planning permissions

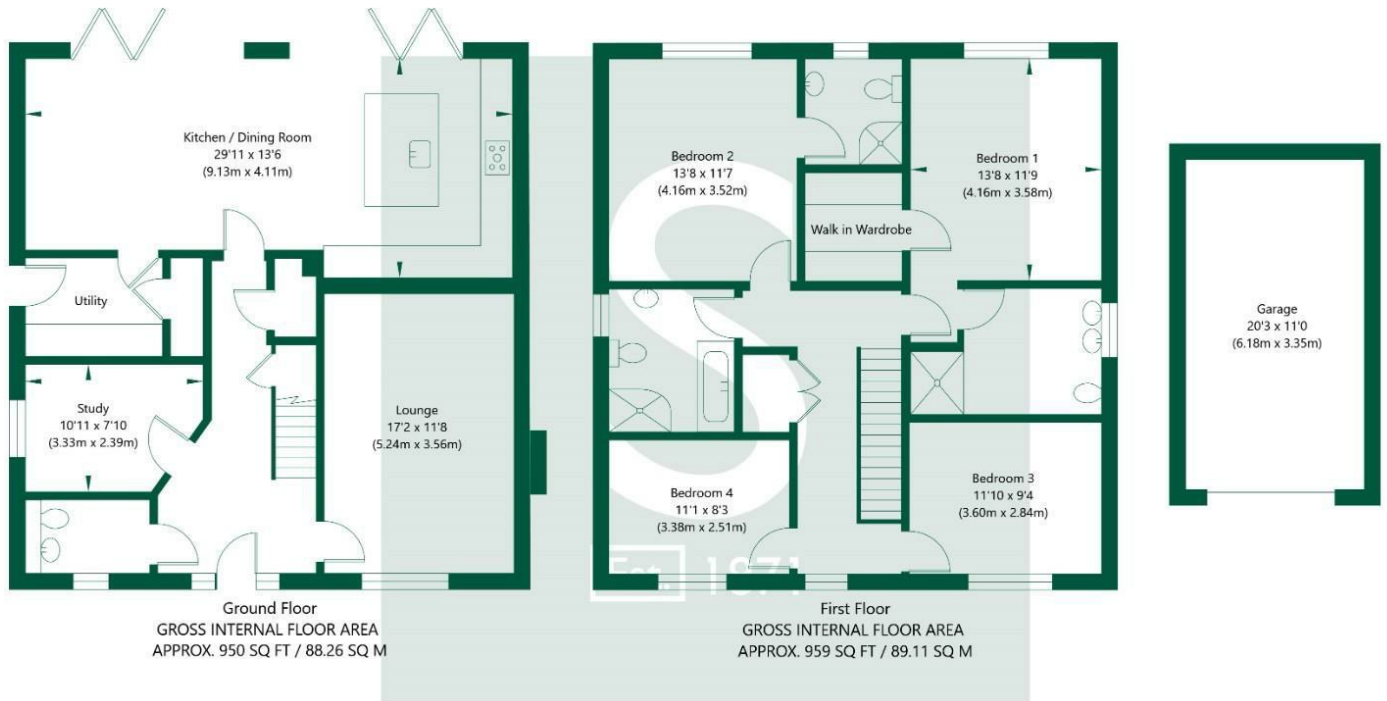
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







# Garman carr Lane, Wistow, Selby, YO8 3UW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1909 SQ FT / 177.37 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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