

South Lodge,
York, Full Sutton, YO41 1HT
£525,000



ABOUT THE PROPERTY

Built in 2021, we are delighted to offer this exceptional detached family home. South Lodge is one of two uniquely designed homes and provides spacious family living with beautiful countryside views.

The accommodation comprises of a generously sized entrance hall with stairs to the first floor. There is a spacious sitting room to the front and a large open plan living kitchen diner to the rear that is certainly the hub of the home. The fabulous space on offer comprises of a hand built high quality bespoke fitted kitchen with quartz worktops, high end appliance's and an island which is ideal for socialising and entertaining. Bi-fold doors flood the room with natural light and provide seamless inside/outside living. Furthermore, there is a utility room, downstairs WC and study.

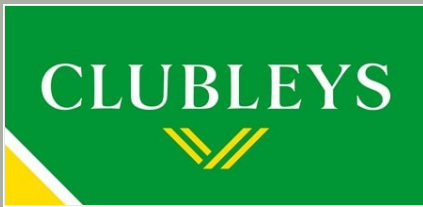
To the first floor lies four spacious double bedrooms, the master having benefit of a walk in dressing area and en suite shower room. A family bathroom serves the remaining three bedrooms and has benefit of both a bath and separate shower. Outside, double iron gates open onto a large driveway offering plentiful off-road parking. There is also an attractive front lawn with evergreen and herbaceous planting and access to the rear. The rear garden enjoys a great degree of privacy and enjoys open views, comprising of a lawned garden and a paved patio seating area immediately beyond the property. There is also a large shed ideal for outside storage.

Other features to note are the above average energy rating, air source heating and underfloor heating with separate thermostatically controlled zones within the property.

We urge you to view this lovely property. Contact Clubleys on 01759 373709 to arrange a viewing.







THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

5.20 x 2.82 (17'0" x 9'3")

Front entrance door with glass panel.

Stairs to first floor, cupboard housing hot water cylinder. Built in boot cupboard, Amtico flooring with under floor heating.

SITTING ROOM

5.17 x 4.33 (16'11" x 14'2")

2x windows to front.

Decorative fireplace inset with modern surround and under floor heating.

OPEN PLAN LIVING KITCHEN

7.32 x 5.37 (24'0" x 17'7")

Bi folding doors to rear and window to side.

A fabulous kitchen comprising of a range of units including a fantastic pantry cupboard, quartz working surfaces, stainless steel sink, integral appliances including eye level oven and combi microwave, induction hob, dishwasher, fridge freezer and integral waste bin.

Amtico flooring with under floor heating.

UTILITY

3.01 x 2.27 (9'10" x 7'5")

Door to side and window to rear.

Base units with stainless steel sink unit and space for washing machine and tumble dryer.

Amtico flooring with under floor heating.

WC

1.77 x 0.95 (5'9" x 3'1")

Window to side.

Suite comprising of low flush WC and wash hand basin.

Amtico flooring with under floor heating.

STUDY

3.10 x 2.28 (10'2" x 7'5")

Window to front.

Amtico flooring with under floor heating.

FIRST FLOOR

LANDING

Window to side.

Radiator and loft access.

MASTER BEDROOM

3.97 x 3.76 (13'0" x 12'4")

Window to rear.

Radiator.

Open to;-

DRESSING AREA

2.55 + wardrobes x 1.61 + wardrobes (8'4" + wardrobes x 5'3" + wardrobes)

Fitted wardrobes.

Radiator.

EN SUITE

2.80 x 2.30 (9'2" x 7'6")

Velux to side.

Suite comprising low flush WC, double vanity basins and walk in shower. Tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO

3.93 x 3.27 (12'10" x 10'8")

2x windows to front.

Radiator.

BEDROOM THREE

4.15 max x 3.28 + door recess (13'7" max x 10'9" + door recess)

Window to rear.

Radiator.

BEDROOM FOUR

3.46 x 2.96 (11'4" x 9'8")

Window to front.

Radiator.

FAMILY BATHROOM

2.40 x 2.07 (7'10" x 6'9")

Window to side.

Suite comprising low flush WC, vanity basin, bath and walk in shower. Tiled flooring, heated towel rail and extractor fan.

OUTSIDE

Outside, double iron gates open onto a large driveway offering plentiful off-road parking. There is also an attractive front lawn with border planting and access to the rear. The rear garden enjoys a great degree of privacy and enjoys open views, comprising of a lawned garden and a paved patio seating area immediately beyond the property. There is also a large shed ideal for outside storage.

ADDITIONAL INFORMATION

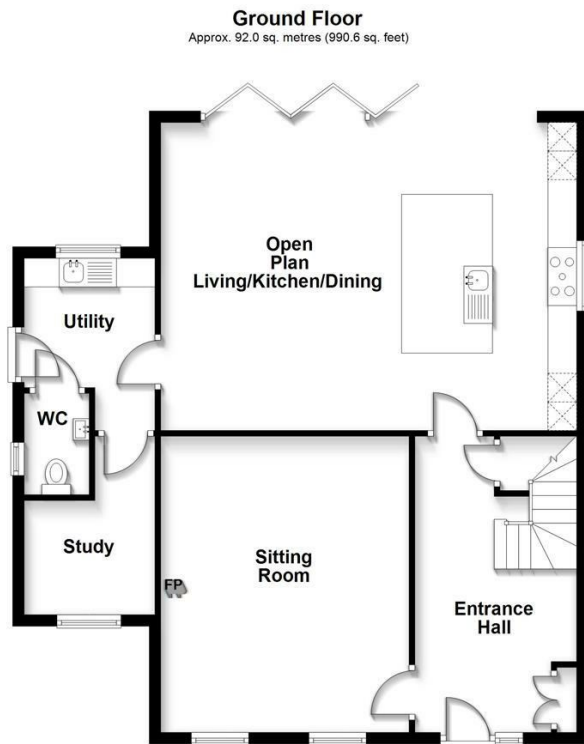
SERVICES

Air source heating, Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the Agent.





Total area: approx. 175.5 sq. metres (1888.7 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

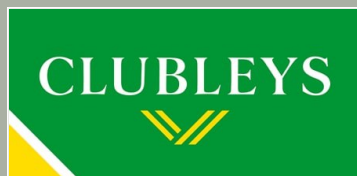
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



8 The Square, Stamford Bridge, York,
YO41 1AF
01759 373709
sb@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.