



HUDSON
MOODY

South Lodge , Full Sutton, York YO41 1HT



A superb modern detached house, offering generous sized family accommodation; enjoying lovely countryside views.

Constructed in 2021. South Lodge is one of two bespoke architect designed homes, in this popular commuter village. Including approx 8 year remaining warranty scheme and above average energy performance rating.

To the front of the property is an impressive sized reception hallway/boot room which sets the tone for this well proportioned family sized home; incorporating coats cupboard and Amtico flooring which continues through the ground floor. Off the hall is a spacious rectangular shaped living room with feature decorative fireplace. To the rear elevation is a stunning 'open plan' fitted hand built kitchen diner from Nest including breakfast bar island with quartz tops offering excellent sociable space, including family living area. The kitchen includes: Siemens appliances including integral fridge freezer, double oven/microwave oven, induction hob and dishwasher. The room also benefits from bi-fold doors enjoying both garden and countryside views. There is also a utility room with side access . WC. Office.

1st floor: A good sized landing leads to 4 double bedrooms; with the main bedroom suite incorporating extensive fitted wardrobes and dressing area plus contemporary shower suite. Modern house bathroom which includes a bath and separate shower. Two bedrooms enjoy countryside views.

Outside the property is approached via a set of double iron gates entering into a white stone driveway which includes turning area; providing generous off road parking provision. There is a front lawn flanked by a combination of decorative border; set within post and rail fencing plus Laurel hedge. Immediately to the rear of the property is a paved patio leading to a private lawned garden enclosed by timber fenced boundaries. Large garden storage shed. Timber gates flank either side of the property.

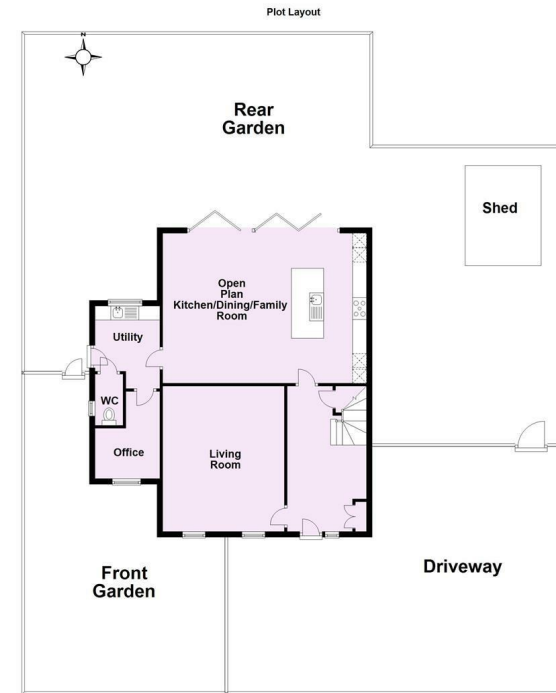
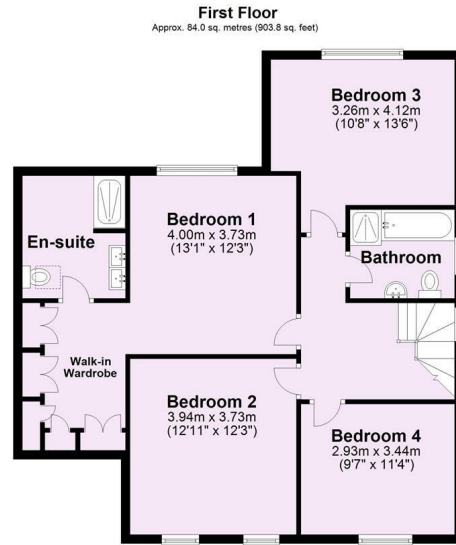
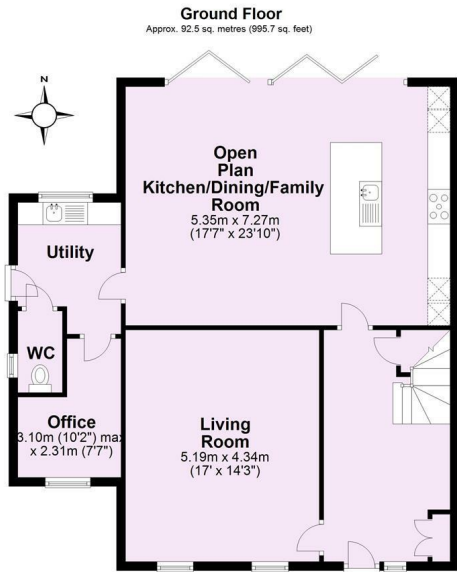


- Superb Bespoke 4 Bedroom Detached House
- Countryside Views
- Distinctive Yellow Brick with Slate Roof
- Stunning Open Plan Kitchen Diner Family Room
- Under Floor Heating to Ground Floor. Air Source Heat Pump
- Private Gardens
- EPC:
- Call Hudson Moody to View

**Offers In The Region Of
£550,000**

Tenure: Freehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanItUp

For Illustrative Purposes Only - not to scale
Plan produced using PlanItUp



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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

**16 York Street
Dunnington
YO19 5PN**

01904 489906