



HUDSON  
MOODY

5 Wyles Way, Stamford Bridge, York YO41 1SB





**A FANTASTIC 4 BEDROOM EXTENDED** modern detached house in **BEAUTIFUL CONDITION**, located towards the edge of the historic village of Stamford Bridge. Conveniently offered with **NO ONWARD CHAIN**.

Stunningly presented throughout; the property includes a large and welcoming entrance hall with Amtico flooring that continues through to the kitchen, utility and ground floor WC (with useful adjacent storage cupboard). There is a well proportioned living room with bay window to the front elevation plus versatile office/snug. The social hub of the property is a stunning extended kitchen diner including impressive part vaulted ceiling and freestanding breakfast bar island. The Symphony kitchen is fitted with Ivory gloss units and LED lighting. Integral units include AEG appliances: tall standing fridge freezer, dishwasher, wine fridge, double oven and gas hob with extractor over. Multiple windows, which include integrated blinds ,plus bi-fold doors make this room particularly light and enjoys garden views. Adjacent to the kitchen is a useful utility room with integral washer and space for dryer plus rear access.

First floor comprises: A spacious landing leads to four good sized bedrooms; the main bedroom benefits form a contemporary en-suite shower room plus two separate fitted wardrobes. The second and third bedrooms also benefits from fitted wardrobes. A separate, modern house bathroom includes a bath and separate shower. Airing cupboard housing water cylinder.

Outside a tarmacadam driveway provides ample off road parking provision leading up to a detached single garage which has a separate side door for ease of access. The main garden lies to the rear of the kitchen. Beautifully landscaped; enclosed by predominantly timber fenced boundaries and flanked within by well stocked decorative borders. Immediately to the rear of the property is a sun paved patio that spans the full property width. Additional Indian stone patio plus a timber gate provides side access linking front and rear. Front garden and paved path.

In summary a lovely family sized home likely to appeal to a wide range of buyers.



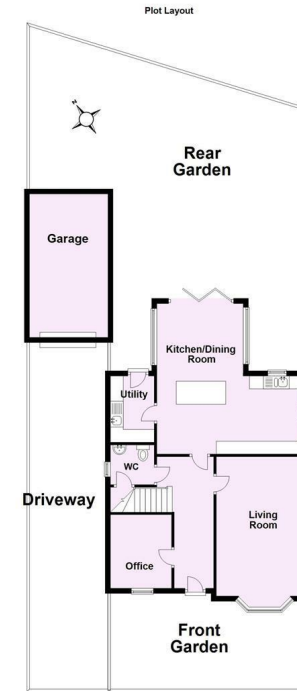
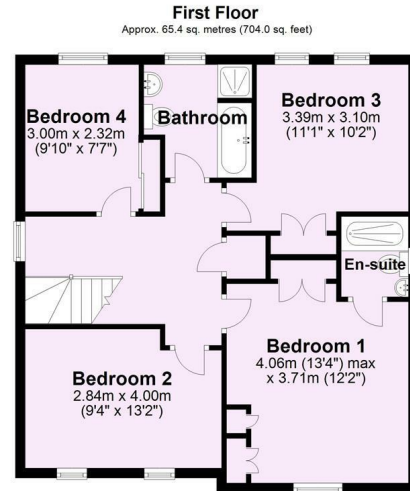
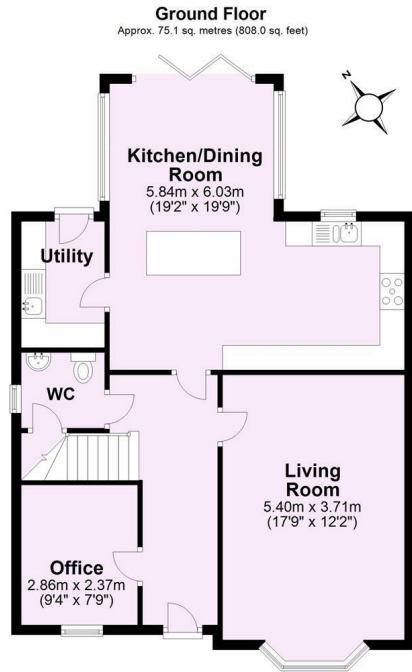


- Superb 4 Bedroom Extended House
- Luxury 'Open Plan' Kitchen Diner. Utility
- Living Room. Office
- Contemporary Main Bedroom Suite
- House Bathroom
- Garage. Garden
- Highly Regarded Village Primary School
- Excellent Local Amenities
- EPC: C
- Call Hudson Moody to View

**Offers Over £500,000**

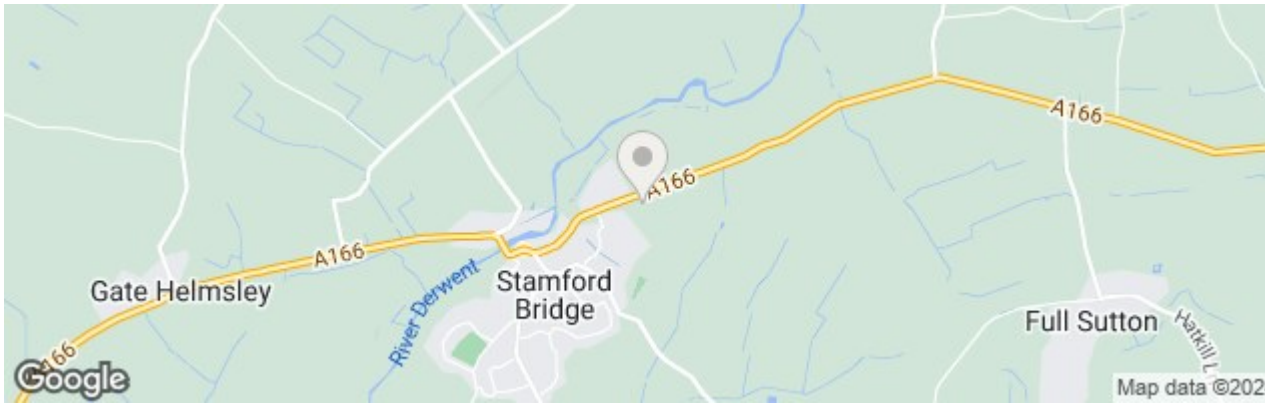
Tenure: Freehold





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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		79	88
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		80	88
	EU Directive 2002/91/EC		

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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.
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