



**HUDSON
MOODY**

48 Godwins Way, Stamford Bridge, York YO41 1DB

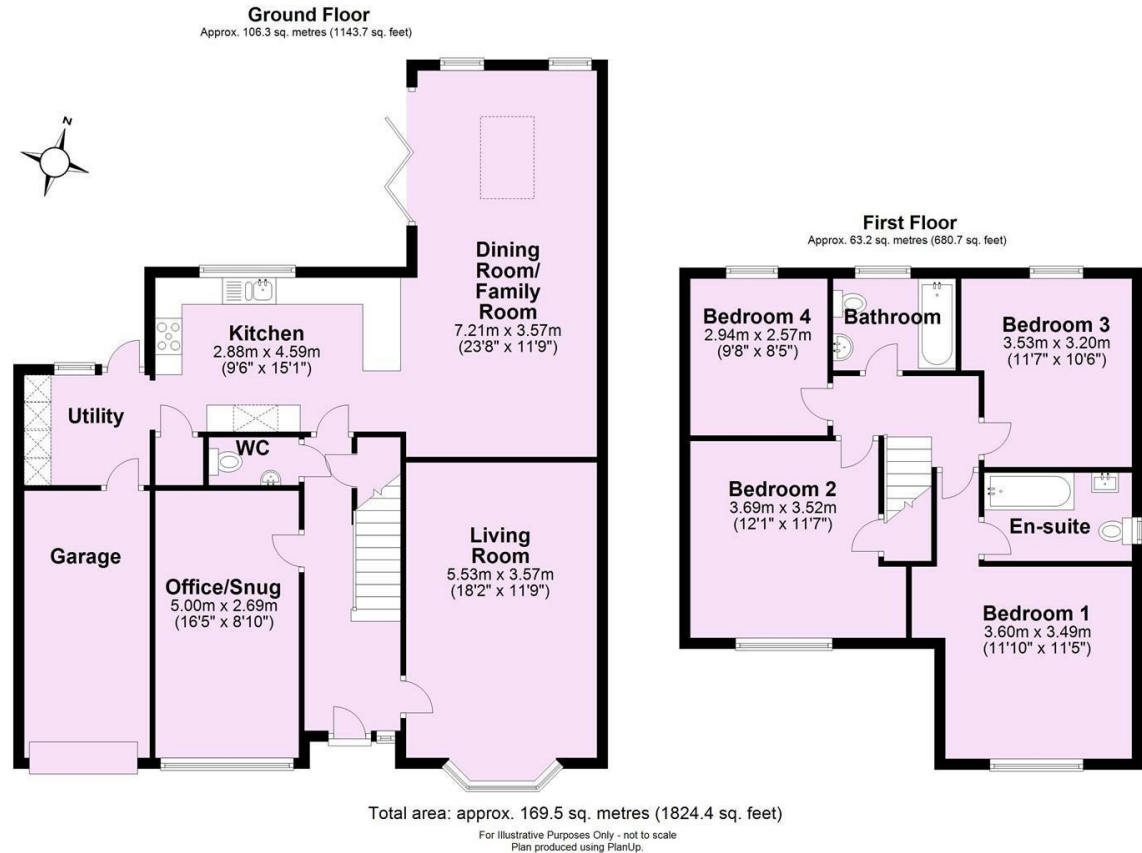
An impressive ENERGY EFFICIENT DETACHED FAMILY HOUSE situated in a CONVENIENT LOCATION within the popular village of Stamford Bridge that lies to the east of York. EPC:B. Offered with NO OWARD CHAIN.

- 4/5 Bedroom Detached House
- Superb Extended 'Open Plan' Kitchen Diner/Family Room
- Family Room includes Atrium + Bi-Fold Doors + Wood Burning Stove
- Living Room + Office/Snug. Ground Floor WC
- Main Bedroom Suite. House Bathroom
- Integral Garage + EV Charging Point
- Solar Panels on a Legacy Revenue Generating Contract
- Excellent Local Amenities + Sports Clubs. Regular Bus Route to York City Centre
- Covered Patio + Outside Bar/BBQ Area
- Call Hudson Moody to View

Guide Price £499,500

Tenure: Freehold

Council Tax Band: E



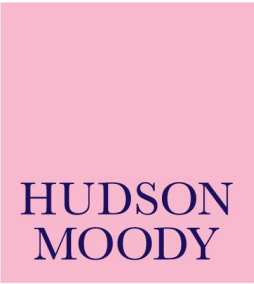




Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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.



**58 Micklegate
York
YO1 6LF**

01904 489906

property@hudson-moody.com