



HUDSON  
MOODY

15 Lund Sikes Grove, Stamford Bridge, York YO41 1FH



**A stunning FAMILY SIZED executive home, complimented by stunning interior, GENEROUS SIZED LAWNED GARDENS and double garaging. Conveniently offered with NO ONWARD CHAIN.**

Well positioned; tucked away on the edge of this highly regarded estate we offer a stunning family home.

Accommodation comprises: storm porch, impressive sized entrance hallway with galleried landing over, large cloaks, under stairs storage. The layout flows seamlessly with each principal reception room accessed from the hall; including a living room that extends the full property depth. The hub of the property is a stunning 'L' shaped 'open plan' fitted kitchen diner/family room offering excellent sociable space. The kitchen is fitted with granite tops and incorporates a double integral oven/grill and microwave, gas hob with extractor over, tall standing fridge freezer and dishwasher. Karndean style flooring. Bi-fold doors provide garden views and access. Utility room with space for a washing machine and door beyond providing garage access.

1st Floor: five well proportioned bedrooms including two luxury en-suite shower rooms with either dressing room or walk-in wardrobe plus separate contemporary house bathroom. One of the bedrooms is currently set up as an office,

Outside: is a double width tarmac driveway and integral double garage with side access. There is a small front lawn with shaped borders and paved pathway leading to the front entrance which continues to one side linking front and rear. The rear garden is generous in size; westerly facing and predominantly laid to lawn; set within timber fenced boundaries. Immediately to the rear of the property is a paved patio; plus additional decked side patio.

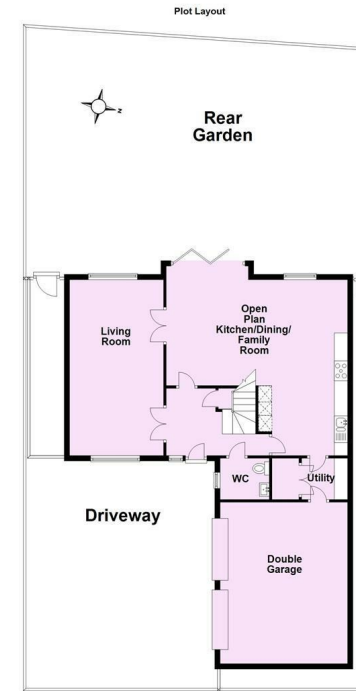
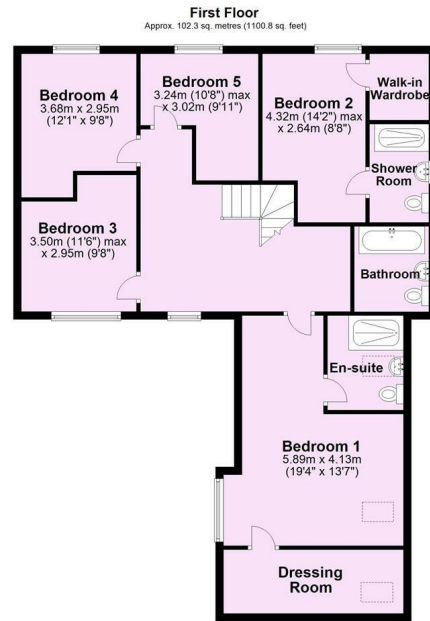
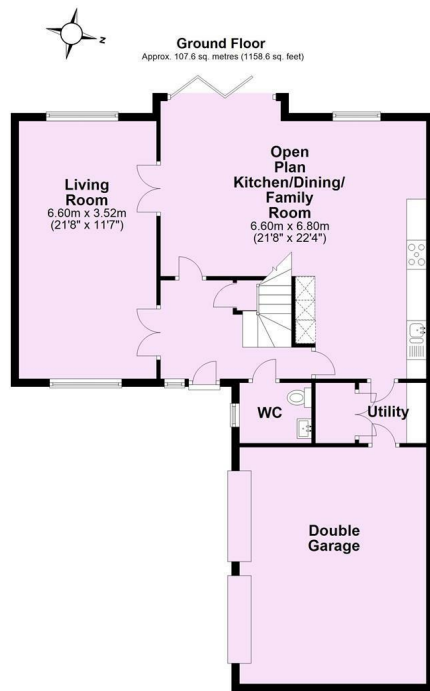
In summary, a striking executive home boasting beautifully appointed accommodation.



- 5 Bedroom Detached House
- Stunning Open Plan Kitchen Diner/Family Room
- Contemporary En-Suites + Walk in Wardrobes
- Living Room (Extends Full Property Depth)
- Integral Double Garage
- Large Lawned Gardens
- No Onward Chain
- EPC: B
- Call Hudson Moody to View
- Guide Price £595,000**

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                                 |  |                         | 93        |
| (81-91) B                                   |  | 87                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 93        |
| (81-91) B   |  | 88                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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