

Oakwood Village, York YO41 4DD

Asking Price £195,000

**Stephensons**  
estate agents & chartered surveyors



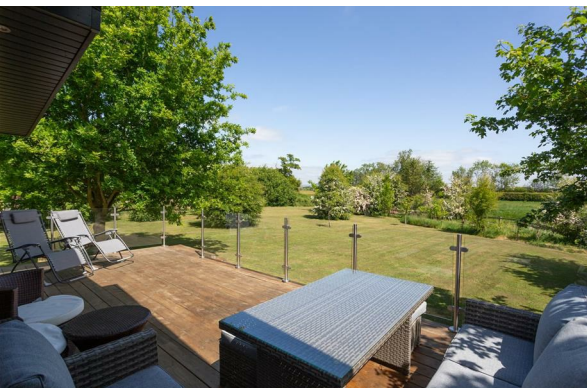
\*\*\*\* STUNNING PRIVATE REAR GARDEN \*\*\*\*

A bespoke-built 3 bedroom detached lodge set within its own plot, with extensive gardens and featuring a superb open plan living kitchen, raised and decked patio with glass balustrade, and master bedroom suite.

Tenure: Long Leasehold  
 Broadband Coverage: Up to 1000\* Mbps download speed  
 EPC Rating: Exempt  
 Council Tax: Exempt  
 Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



#### Partners:

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 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
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#### Associate Partners:

N Lawrence  
 I Jarvis MNAEA

Oakwood Village is a select development of purpose built lodges situated on the outskirts of the ever popular village of Newton on Derwent. The private secured community provides a gated entrance and CCTV monitoring.

The park is designed to attract occupants who require peace and quiet within an easy reach of the bustling city of York as well as the considerable attraction of Yorkshire and the East Coast.

This individual plot sits on its own long leasehold title, and as such, enjoys stunning and extensive gardens in a select part of the development. In addition, it benefits from a favourable arrangement within the title deeds, resulting in a significantly reduced ground rent, less than half the rate of comparable lodges within Oakwood Village.

This lodge also offers the option to be rented out as a holiday home, providing an attractive income opportunity when not in personal use.

Internally, the property is entered via a double glazed entrance door into a reception hall with built-in cloak and storage cupboards. Thereafter, an inner hall leads through into the open plan living kitchen which is without doubt the feature room of the property. The kitchen area enjoys a superb range of built-in base units with Butcher's block worktops and inset Belfast sink unit. There is an additional range of matching high level storage and display cupboards. Included within the kitchen is a built-in electric oven, grill, and microwave with separate 4 point ceramic hob unit with brushed stainless steel extractor canopy. There is an integrated dishwasher and breakfast bar overhang.

There is ample space for both living and dining accommodation with French doors leading out onto the rear decking and gardens beyond. In addition to dual aspect windows, there are double glazed Velux roof lights and ceiling down lighters.

The master bedroom is located at the front of the property with French doors leading out onto the front decking beyond. The master bedroom has an ensuite shower room which includes a low flush W.C., pedestal wash hand basin and walk-in shower cubicle with full height tiled splashbacks.

Bedroom 2 is a further spacious double bedroom, located at the front of the lodge, and again having French doors leading out onto the front balcony beyond.

Bedroom 3 is positioned centrally and is of a generous double bedroom.

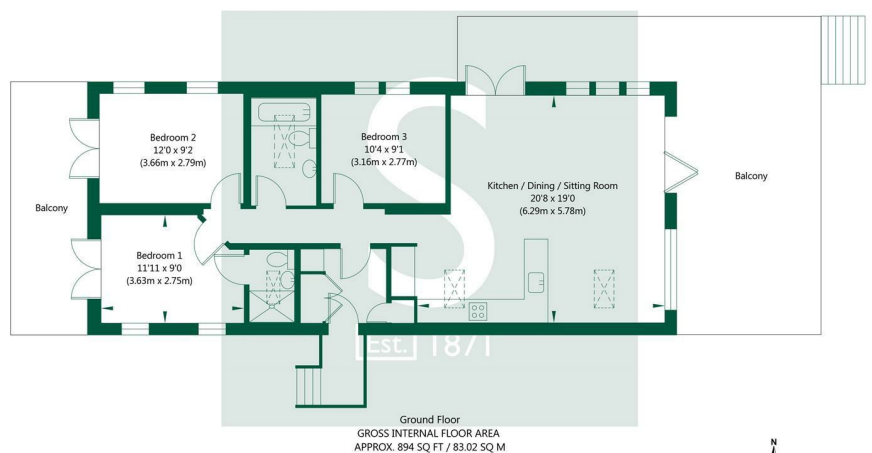
The internal accommodation is completed by the house bathroom which has a contemporary W.C., wash hand basin and inset bath with wall mounted shower attachment and full height tiled splashbacks. The bathroom also includes a double glazed Velux roof light and heated towel rail.

The property is accessed off Oakwood Village onto a gravelled front standing which provides off street parking for numerous vehicles. There is a stepped access to the entrance door and the property boast a superb front side and rear raised decking with glass balustrade.

The lodge sits upon an outstanding corner plot with extensive surrounding gardens, which are laid to lawn with numerous planted trees and borders. In addition, there are clearly defined fenced and hedge lined boundaries.

An early inspection is strongly recommended to appreciate the quality of both the internal and external accommodation on offer.

#### Oakwood Village, Newton on Derwent, York, YO41 4DD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 894 SQ FT / 83.02 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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