



20 Wyles Way, Stamford Bridge, York YO41 1SB

HUDSON
MOODY

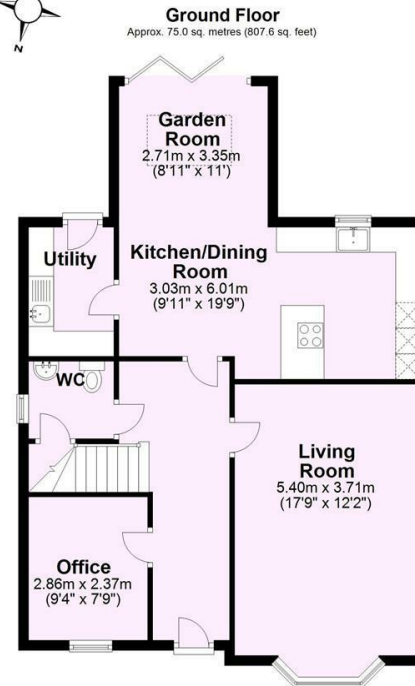
A BEAUTIFULLY PRESENTED 4 BEDROOM EXTENDED property, located within the highly regarded David Wilson Homes estate within the historic village of Stamford Bridge.

- Luxury Upgraded 'Open Plan' Kitchen Diner Family Room + Atrium. Utility
- Superfast Broadband
- Generous Sized Living Room + Office
- Contemporary Main Bedroom Suite
- House Bathroom. Ground Floor WC
- Wall Enclosed Private Gardens. Single Garage
- Highly Regarded Village Primary School
- Excellent Local Amenities
- EPC: C
- Call Hudson Moody to View

Offers Over £500,000

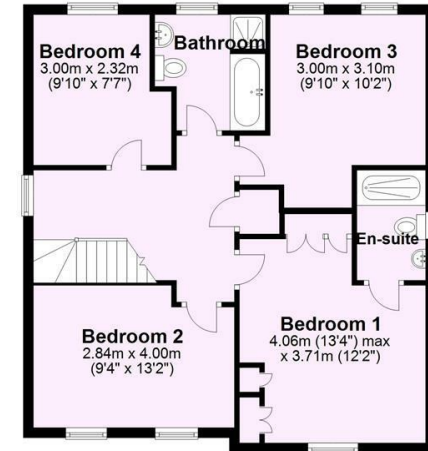
Tenure: Freehold

Council Tax Band: F



Total area: approx. 140.4 sq. metres (1511.6 sq. feet)

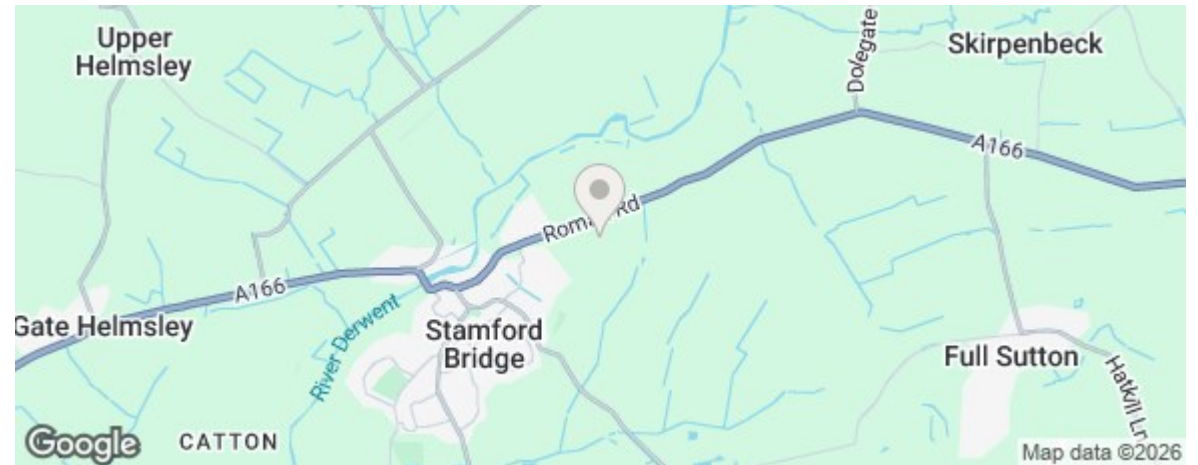
First Floor
Approx. 65.4 sq. metres (704.0 sq. feet)







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			
		80	84
England & Wales		EU Directive 2002/91/EC	



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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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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