



Park Lane, Bishop Wilton, York, YO42 1SW

- A stunning new build family with no equal. Incredible views over open fields • 11 solar panels, MVHR ventilation system & air source heat pump • Open plan kitchen/living/dining area • Snug, utility & shower room • Four double bedrooms, two with en-suite facilities. Family bathroom • Master bedroom with an incredible balcony • Lawned garden with a fire pit • Aluminium electric gate. Accoya decking & cladding • Garage with electric roller door & drive • EPC = A

Guide Price £1,025,000

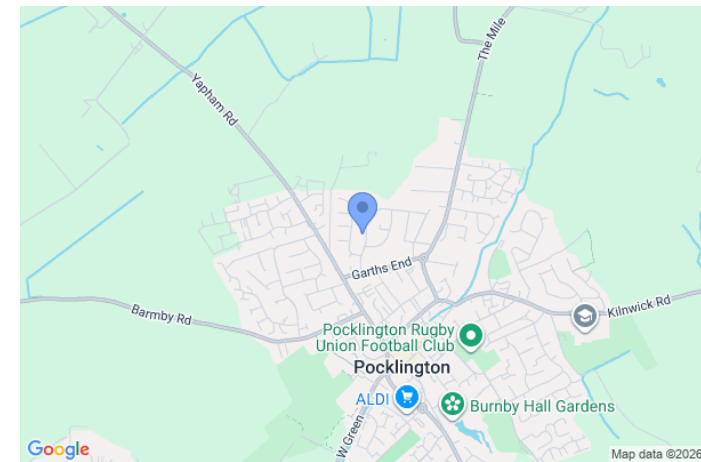
Woldside is a breathtaking, bespoke built family home, located in the highly sought after village of Bishop Wilton. The property incorporates a substantial amount of glass within its design so that the views over the rolling hills can be enjoyed from multiple rooms within the house. Internally you will see that there is a lovely fusion of open plan living areas alongside individual cosy rooms, a feature that will surely appeal to the most discerning of purchasers. The quality of the finish and the materials used within the build are of the highest standard, a rare commodity for so many new build houses today. The property benefits from an air source heat pump, underfloor heating to both floors, 11 solar panels, MVHR ventilation system, secure gated parking, a vast array of integrated appliances, a balcony, fire pit and so much more. This remarkable home has no equal, so an early viewing is highly recommended.

On entering you find yourself in a spacious hallway with a large glass window to one side and a stunning powder coated steel staircase with floating solid Beech wood treads and glass sides leading to the first floor. A door directly ahead opens into a snug which has been painted in a dark tone to create a cosy and intimate feel. This room could be used as a ground floor bedroom, home office or games room, if a snug is not required. Immediately adjacent you will find a shower room comprising shower with rainfall shower head, low level w/c, hand basin with storage below and a heated towel rail.

The kitchen/living/dining area is simply extraordinary, not only because it has glass to two sides, but every detail has been thought through meticulously. The kitchen comprises of a central island with a waterfall quartz top, a four-ring induction hob with downward extraction, microwave oven with a warming drawer below, single oven, fridge/freezer, dishwasher, wine fridge, coffee machine and an abundance of storage units. There is a separate utility room comprising washing machine, dryer, sink and storage. The living area has a media wall with recessed storage to either side and a modern electric fire which provides a lovely focal point. There is space in front of the windows for a formal dining table with chairs. A number of the full height glass windows slide open to not only create a lovely entertaining space during the summer months but give access to the patio seating area beyond.

Moving up to the first floor you will find the master suite to the front of the property. There are full height windows to two sides and like downstairs these can be opened to give access to a stunning balcony where views over the open countryside can be fully enjoyed. There is a walk in dressing area which has two sides of fitted wardrobes and an en-suite comprising freestanding bath, shower with rainfall shower head, hand basin with storage below and a low-level w/c. There are three further double bedrooms, one of which has an en-suite. A family bathroom comprising freestanding bath, walk in shower, low level w/c and hand basin completes the internal accommodation.

Externally there is an aluminium electric sliding gate which opens to a gravelled drive with space for multiple cars, whilst a garage with an electric roller door provides covered parking. Large paving slabs run from the front door to the side of the property where the main garden can be found. This has primarily been laid to lawn with a contemporary fire pit at its centre. There is a mature hedge to two sides which makes the garden extremely private.

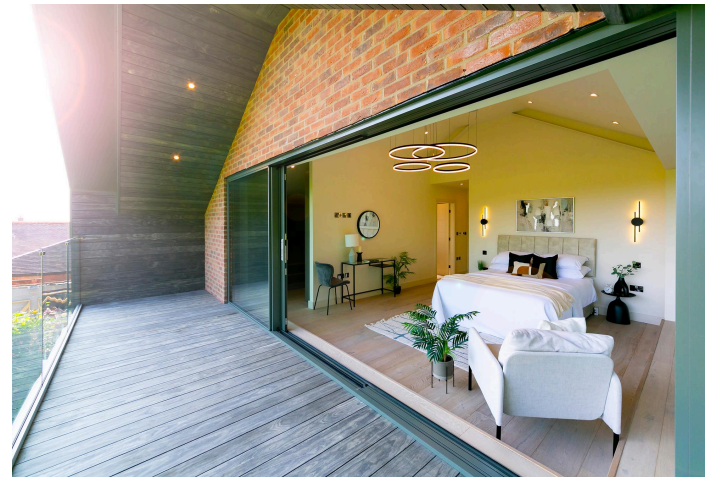




A TRULY REMARKABLE FAMILY HOME IN A HIGHLY DESIRABLE VILLAGE



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	94	94
(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, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	0	0
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Park Lane, Bishop Wilton, York, YO42 1SW
Reference: 2365

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Air source heat pump & solar panels.



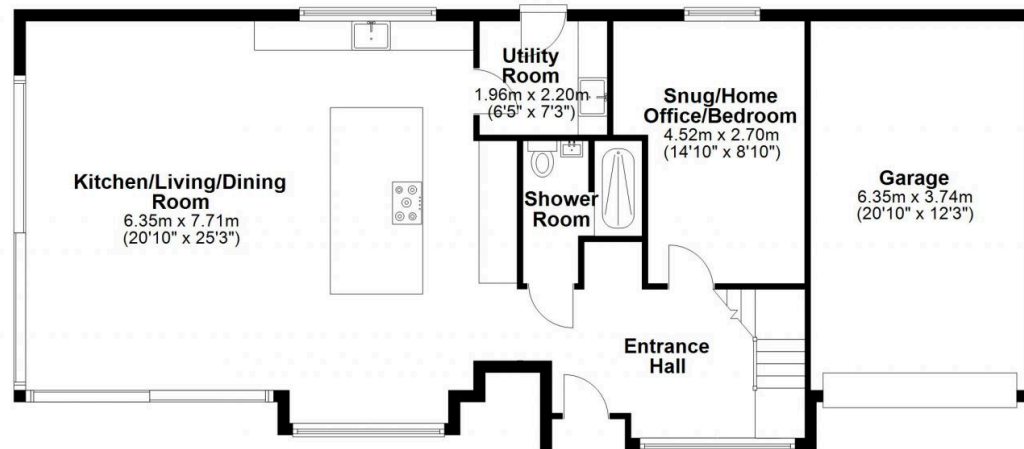
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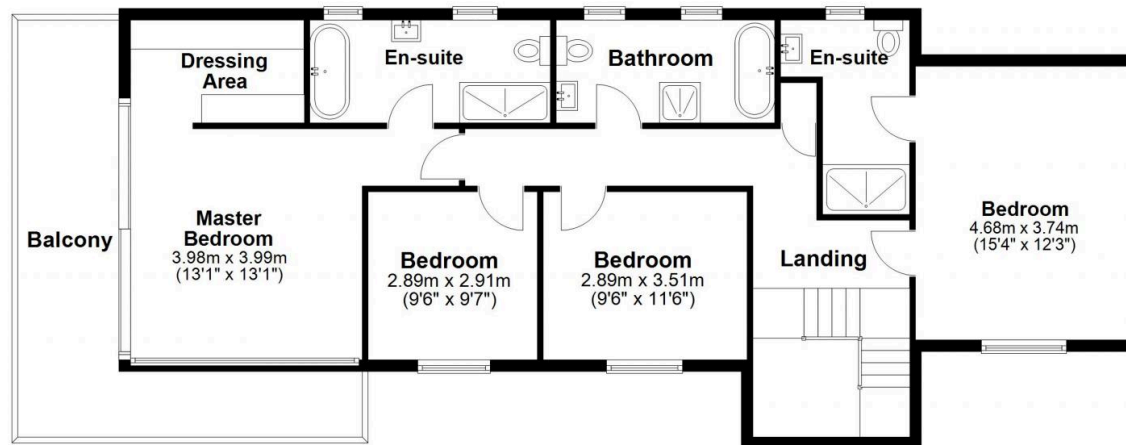
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Ground Floor



First Floor



This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp
Plan produced using PlanUp.

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