



WYLES WAY, STAMFORD BRIDGE, YORK YO41

£375,000

NORTH
RESIDENTIAL

A beautifully presented and welcoming home, with a landscaped garden and garage, nicely positioned with an open outlook in this desirable village setting.

This is a wonderful contemporary property, enhanced for modern living and situated within a superb position on this highly regarded David Wilson development. This is an accessible location within Stamford Bridge, a charming and historic village, with a variety of independent retailers. York is highly accessible, which has an excellent range of high-quality shopping and amenities.

This desirable detached property has outstanding accommodation and is in an ideal position, being located towards the southern end of the development. The house benefits from beautiful reception space and four bedrooms. With natural light throughout, the accommodation offers tremendous space for entertaining and family living.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

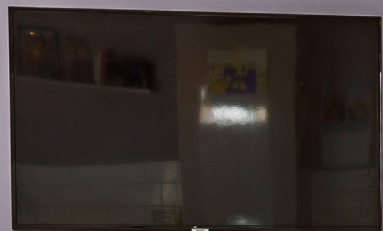
Council Tax Band
Band E

EPC Rating
Band B









Property Description.

The entrance hall provides a perfect space for keeping coats and shoes and this leads to a WC with modern and tastefully designed white fittings. The generously sized and warm sitting room is ideal for entertaining and offers ample, flexible space for a variety of layouts and furniture. A window seat with storage below has been custom built and integrated storage with book shelves to either side enhances the room beautifully.

The kitchen with dining area to the rear adds to the attractiveness of the house. With views onto the garden, the stunning kitchen has an excellent range of high-quality modern gloss, wall and base units complemented by classic white tiles and a wood grain effect worksurface. There are integrated appliances which include an oven, gas hob, fridge and freezer, and dishwasher. The dining area and family room provide ample space for family living. There are double doors leading onto the garden, making this a perfect room for entertaining throughout the seasons.

Useful storage space is located below the staircase and there is a utility cupboard behind double doors within the kitchen. The stairs and landing have been designed to make the house feel light and airy. The landing has a cupboard and there is access to the loft. There are four bedrooms on the first floor. The principal bedroom is a good-sized double room which has a nice open aspect with views onto the rear garden. It also has an integrated wardrobe, the benefit of an en-suite shower room which has modern white fittings and a heated towel rail. Bedrooms two, three and four, also good-sized rooms share the family bathroom. The bathroom has modern white, tastefully designed fittings and a heated towel rail.

This attractive home has many fantastic qualities and with its neutral and welcoming decor throughout, the house is ready to be enjoyed by a new owner.

This is a versatile and nicely proportioned property, making it a perfect home.







Outside.

There is a private drive, providing plenty of space for vehicles and a detached single garage. The rear garden is fully closed by a fence and includes a patio for summer entertaining and relaxing, together with a nicely laid area of lawn.

Services.

Mains services are installed. Gas fired central heating. There is a maintenance charge of £ pa for the care and upkeep of the development landscaping.

Directions.

Postcode – YO41 1SB

For a precise location, please use the What3words App [///forecast.onions.carpentry](https://www.what3words.com/)

Stamford Bridge.

The village has a primary school, a well-stocked co-op supermarket, coffee shop, wine bar and restaurant, swimming pool, play park, post office, medical centre, vets, pubs, and fish & chip shop. The popular Balloon Tree farm shop is about 1.5 miles to the west. It is only 0.2 mile to the A168 York to Driffield road. From here, York, Driffield, the coast and Beverley can be easily reached.



Location.

About 3.5 miles to the north in Scrayingham is the well-regarded Lacey's Riding school; and beyond Buttercrambe is the Northwoods fairy trail and café, Paws Park dog exercise areas and Ellers Farm distillery visitor centre. Fangfoss is about 4 miles to the south, the village has a highly regarded CoE primary school, the Jubilee play park with playing fields and an excellent pub 'The Carpenter's Arms'. The village is also home to a world-famous maker of handmade rocking horses and a pottery. Fangfoss is host to an annual two-day Festival of Practical Arts. Airfield Nurseries, a short drive away, is a well-stocked garden centre.

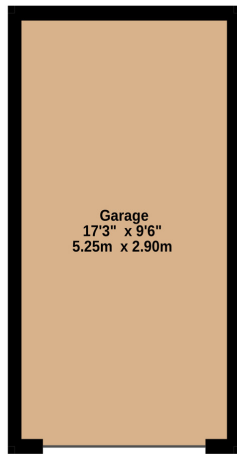
Pocklington is an historic and traditional market town with a wonderful variety of high-quality independent retailers including coffee shops, restaurants, butchers, bakers, gift shops and home /interior design shops. The town has strong state and independent schooling with a choice of nurseries, primary and secondary education. There are national supermarkets and quick access onto the A1079 to head east and west from the town. A rich variety of sporting, recreational, educational, and cultural activities are available. Francis Scaife Sports Centre has a swimming pool, gym, squash courts, a variety of fitness classes, sports clubs, and sports hall. Burnby Hall Gardens located within Pocklington is "a jewel in Yorkshire's crown" and home to a national collection of water lilies, the gardens host an annual tulip festival, Sunday brass band concerts and has a well-regarded tearoom. The Pocklington Arts Centre is a popular and well-known asset in the town and is home to a cinema, music, comedy, and theatre productions.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with beautiful beaches at Fraithorpe, Filey and Skipsea. Numerous golf courses are within an easy drive.

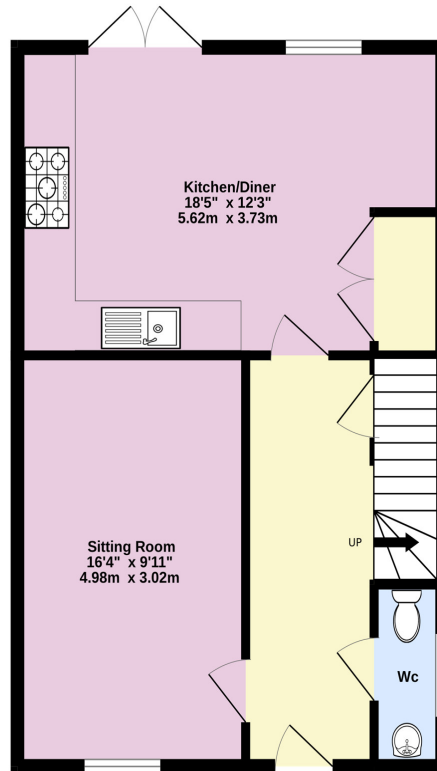
York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours.



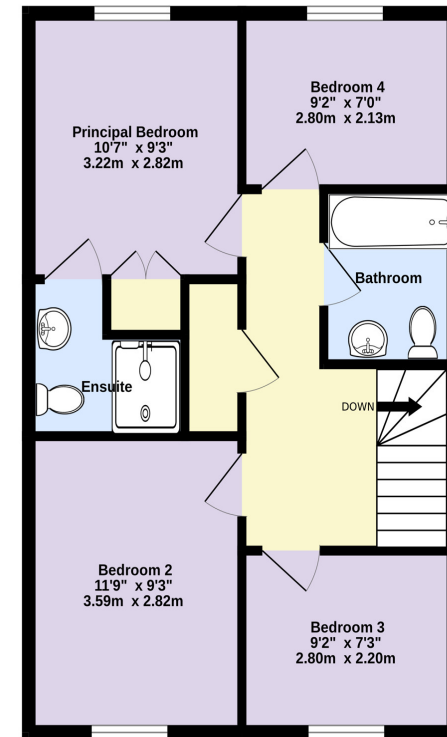
BASEMENT
164 sq.ft. (15.2 sq.m.) approx.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO41 2AB

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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