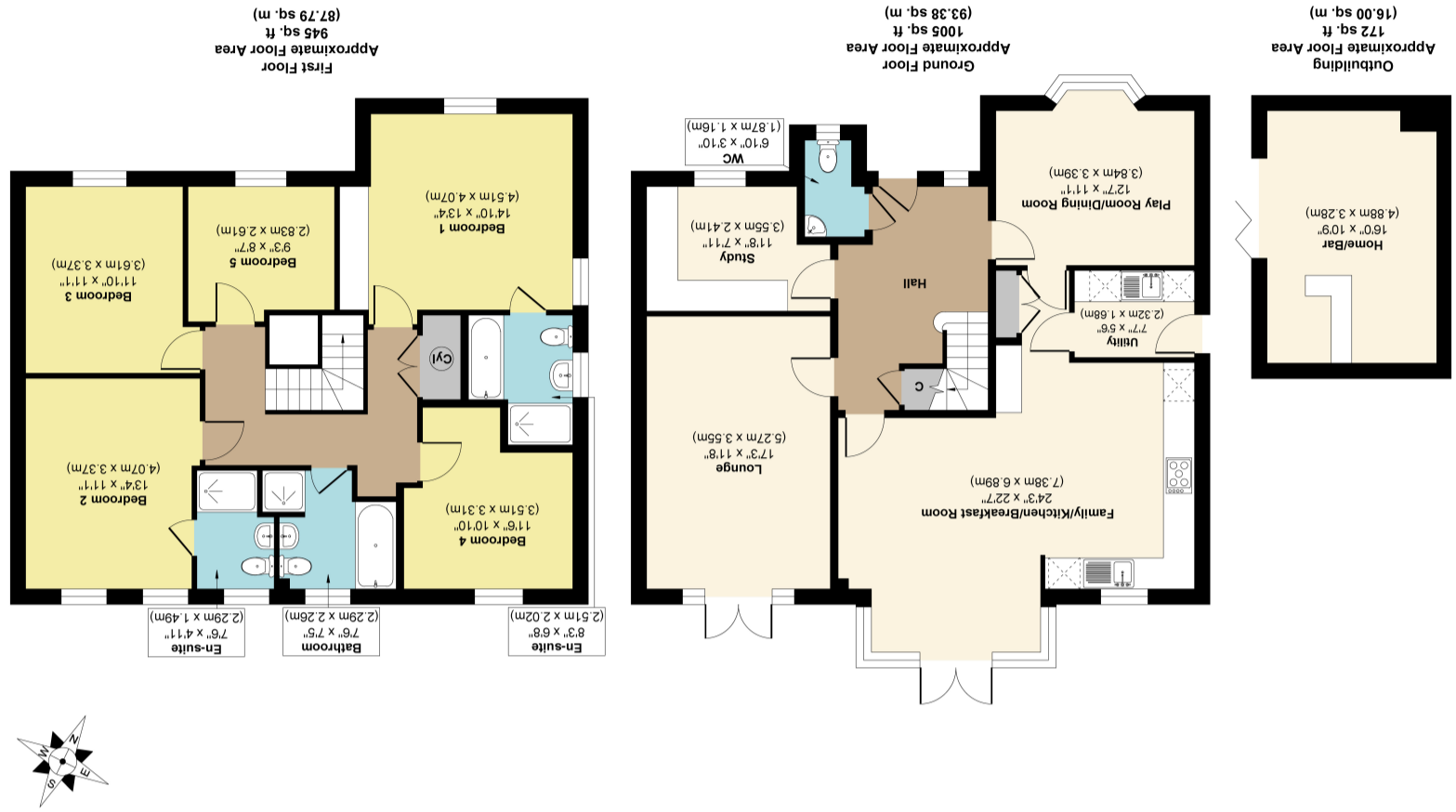


Approx. Gross Internal Floor Area (Including Garage) 2122 sq. ft / 197.18 sq. m
 Approx. Gross Internal Floor Area (Excluding Garage) 1950 sq. ft / 181.17 sq. m
 Illustration for identification purposes only; measurements approximate, not to scale.
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Wyles Way, Stamford Bridge, York YO41 1SB

A fantastic opportunity to purchase this substantial detached home situated in the recently built 'Saxon Gate' development by David Wilson homes. This well maintained and well presented family home briefly comprises; bright entrance hall, large open plan living / dining / kitchen area with integrated appliances, a utility room with appliances, spacious lounge with patio doors leading out to the rear garden, additional reception room to the front of the house along with a good sized study and a ground floor w/c. To the first floor are four good sized double bedrooms, with a four piece ensuite to the master and a three piece ensuite to the second bedroom plus a fifth single bedroom and a modern four piece house bathroom. Externally the property boasts a driveway for ample off street parking, a detached double garage with electric roller shutter, half of which has been converted to a wonderful garden room with bi folding doors that open to the rear garden, a low maintenance front garden and a generous sized south facing rear garden with Indian sandstone patio and lawn area, perfect for entertaining with family and friends. Sold with its remaining NHBC warranty, this home is ideal for any deserving buyer to move straight in to enjoy and deserves to be viewed to truly appreciate the size and standard of accommodation on offer.

- Substantial Detached House
- Recently Built
- Four Double Bedrooms
- Office
- Modern Open Plan Living
- Bi Folding Doors
- Two Ensuities
- Double Driveway
- Desirable Village Location
- Local Amenities Nearby

From York, follow the A166 to Stamford Bridge, over the bridge for the River Derwent where the local amenities will be seen on the left. Continue to follow the road round to the left and turn right in to the 'Saxon Gate' development. The property can then be identified by our For Sale sign.

Stamford Bridge a bustling village with a range of local amenities that includes a doctors surgery, dentist, chemist and veterinary practice. There is a range of shops to include Co-operative, a local pottery, post office, bakers, fish and chip restaurant or takeaway and several public houses. There is a frequent local bus service into York city centre via Dunnington and a local primary school. The Secondary Schools being Woldgate or Archbishops. Local countryside walks can be found in Stamford Bridge along with the route 66 cycle path.

