





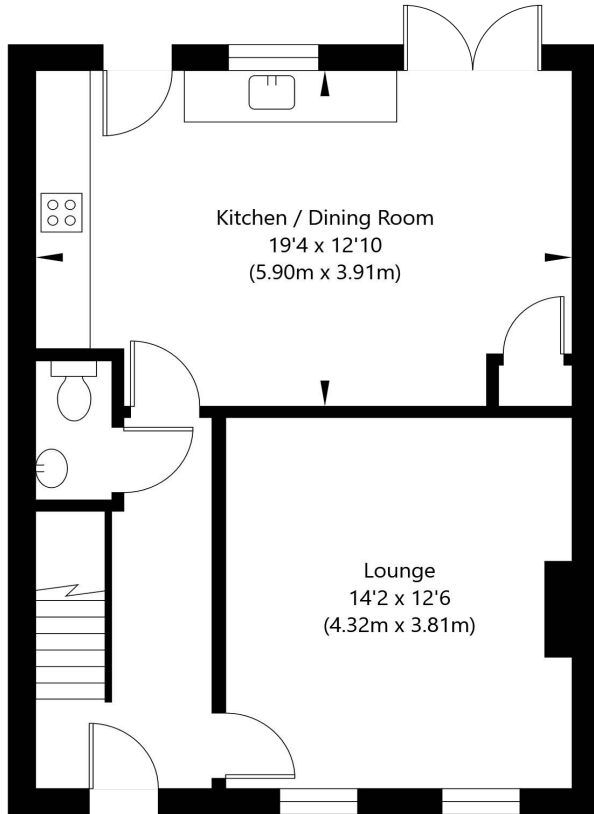




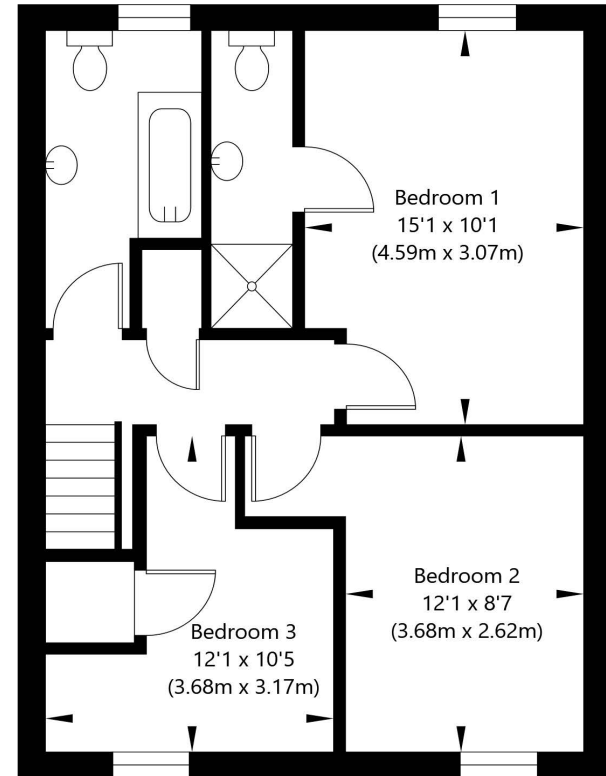




Brandsby Court, York, YO41 1FT



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 531 SQ FT / 49.32 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 531 SQ FT / 49.32 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1062 SQ FT / 98.64 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2020



01904 500455

info@lancastersamms.co.uk

www.lancastersamms.co.uk

**LANCASTER
SAMMS**

An attractive and sympathetic modern home with a sociable dining kitchen and private parking, superbly located in a courtyard development in a popular village.

Internally the immaculately presented accommodation opens to an entrance hallway with cloakroom/WC. To the front is a generously proportioned lounge centered around a faux log burner with oak beam mantel. The heart of the home is the lovely dining kitchen which includes a full range of fitted units and integrated appliances including oven and hob, dishwasher and fridge freezer. There is ample space for both a dining table and seating area, perfect for sociable living. With both courtesy and French doors onto the rear garden.

To the first floor are three light and airy bedrooms, house bathroom and an en-suite shower room to the master.

Externally the property is approached via a private road leading to two allocated parking spaces and a further shared visitors space. To the front is an attractive forecourt with walled boundaries, iron railings and gate. To the rear is an enclosed courtyard garden with patio and lawn and secure gate providing handy access to the village back lane. The property benefits from having double glazed sash windows throughout and zone controlled under floor heating to the ground floor.

In summary, a superb village home offered in a walk in condition.

LOCATION

Gate Helmsley is situated approximately 6 miles east of York City Centre and 4 miles from the Park and Ride at Grimston Bar. There is a regular bus service into the City Centre and school buses to both Sand Hutton Primary and Huntington Secondary. The property is also 1.5 miles from the thriving village of Stamford Bridge with a wide range of local shops and amenities.

DIRECTIONS

Leave York via the Hull Road (A1079) in an easterly direction and at the roundabout with the A64 take the 2nd exit onto the Stamford Bridge Road (A166). Follow signs towards Stamford Bridge and on entering the village of Gate Helmsley pass the Duke of York public house and take an immediate left into Brandsby Court.