



Sails Drive, York, YO10 3LR  
£550,000

A beautifully modernised detached family residence located in this most sought after modern development in Heslington, enjoying enclosed walled garden and garage.



Located in the highly regarded Sails Drive is this fabulous four bedroom, three bathroom detached family home that has been lovingly improved by the current vendors over the recent years. The owners have installed a stylish kitchen with French doors, whilst upgrading both bathrooms and ground floor W/C.



Access to the home is via a striking pastel blue front door which welcomes you into a hallway with stairs to the first floor, w/c and doors into the living room and kitchen. The principle reception room is found to the rear of the ground floor and presents a bright and spacious sitting room with feature Bio-Ethanol fireplace with marble base & surround and box bay window to the rear with French doors opening onto the garden.



The kitchen presents a recently upgraded area with a stunning range of Bespoke wall and base fitted units with rose gold handles, matching tap with ceramic sink and is finished with a marble effect tiled splashback. Integrated appliances include: electric oven & gas hob with extractor, microwave, washing machine and slim line dishwasher with plenty of space for a freestanding fridge freezer. The garden can be entered through French doors from the kitchen, and located to the front of the property, off the kitchen, is a lovely dining room with bay window.

To the first floor are four well proportioned bedrooms with the master bedroom enjoying a newly fitted stylish en suite offering a real feel of luxury. Briefly comprising of a ceramic sink with vanity unit, low flush w.c and shower cubicle with waterfall shower head and heated mirror with USB ports. The house bathroom serves the three remaining bedrooms and benefits from a panelled bath with mains shower over offering a marble effect wall, a low flush wc and ceramic sink with vanity unit and heated towel rail. Completing the bathroom is a heated mirror with USB ports and built in Bluetooth speaker.



Externally, the home sits in this lovely quiet cul de sac, and provides off street parking for three cars along with access to the garage. The front garden is mainly laid lawn with a path leading along the side elevation to the rear garden.

To the rear, is a private walled garden with a paved patio found just off the kitchen and sitting room. There is a good sized lawn area surrounded by matured borders and raised beds, with a beautiful grape vine wrapping round the side of the property.

Situated in the desirable area of Heslington, there are a range of fantastic amenities on your doorstep, an outstanding local Primary School - Lord Deramore's and Archbishop Holgate's Secondary School. With this in mind, this lovely home is sure to appeal to a range of buyers.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed (upgrades planned 2025-2026)

EPC Rating: C

Council Tax: E - City of York

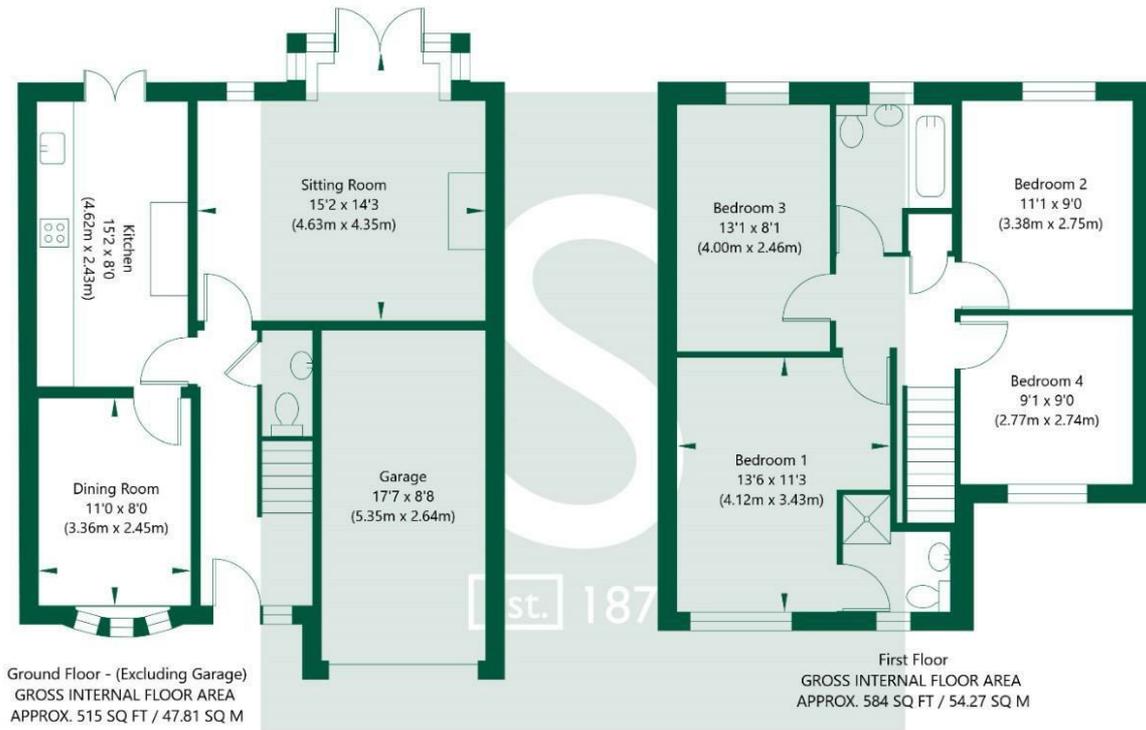
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01904 625533

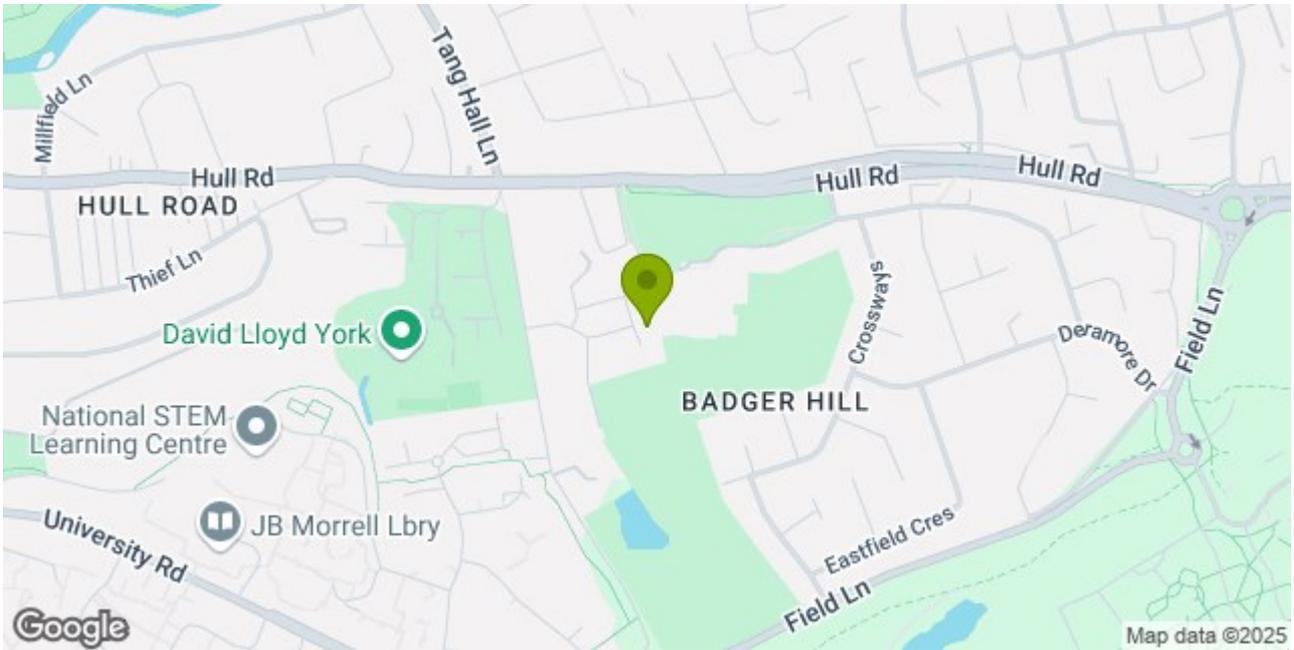


\*Download speeds vary by broadband providers so please check with them before purchasing.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1099 SQ FT / 102.08 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

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