



15, James Lloyd Drive,
York, Stamford Bridge, YO41 1FF
£400,000



ABOUT THE PROPERTY

Occupying a prime position at the end of a quiet cul-de-sac, this exceptional Avant Home "The Ashbury" stands apart from the ordinary. Beautifully styled and thoughtfully enhanced by the current owners, the property offers a rare combination of contemporary design, warmth, and character, creating a home that feels both sophisticated and inviting from the moment you step inside.

One of the home's most striking features is its open outlook to the front, offering a wonderful sense of space and tranquillity rarely found on modern developments. Internally, the accommodation has been carefully curated to complement modern family living, with stylish interiors and a seamless flow throughout.

At the heart of the home is the stunning open-plan kitchen with feature island and living space, a beautifully sociable area flooded with natural light via bi-fold doors opening onto the rear garden. Perfect for entertaining or relaxed family life, this space has been designed with both practicality and aesthetic appeal in mind. A separate sitting room provides a cosy retreat, while a guest WC, useful under-stairs storage and integral garage access add everyday convenience. The current owners have also thoughtfully divided the garage to create a highly practical storage room, ideal for modern family living while still retaining valuable garage space.

Upstairs, the property continues to impress with a generous principal bedroom complete with a contemporary en-suite shower room, alongside three further well-proportioned bedrooms and a modern family shower room.

Externally, the home enjoys landscaped and immaculately maintained gardens, a driveway providing off-road parking, and an integral garage. Combining its peaceful setting, beautifully finished interiors, and enviable open views, this is far more than a typical new-build home, it is a stylish and distinctive family home with genuine personality.







THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

DOWNSTAIRS CLOAKROOM

1.70m x 1.60m (5'6" x 5'2")

Window to the front elevation.

Low flush WC, hand basin, tiled walls, radiator.

OPEN PLAN KITCHEN/DINING LIVING AREA

6.66m x 3.07m (21'10" x 10'0")

Bi-folding doors to the rear elevation. Well fitted with a range of wall and floor units incorporating eye-level electric oven and microwave with plate warmer below, electric hob with cooker hood over, integrated fridge/freezer and dishwasher. A stylish feature island, added by the current owners, creates a fantastic focal point to the space, while the kitchen also benefits from a contemporary boiling water tap, perfect for modern day living and entertaining. Tiled flooring, double radiator, door leading to:

SITTING ROOM

3.12m x 4.35m (10'2" x 14'3")

Window to the rear elevation.

Double radiator.

UTILITY

2.95m x 2.29m (9'8" x 7'6")

A highly useful space fitted with built-in base units, space for a tumble dryer, and a radiator.

INTEGRAL GARAGE

3.42m x 3.08m (11'2" x 10'1")

Up and over door, power and light.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.15m x 4.42m (10'4" x 14'6")

Window to the rear elevation.

Fitted wardrobes, radiator.

EN-SUITE SHOWER

2.28m x 2.02m max (7'5" x 6'7" max)

Window to the side elevation.

Walk in shower, low flush WC, hand basin. Part tiled walls and tiled floor.

BEDROOM TWO

3.14m x 3.88m max (10'3" x 12'8" max)

Window to the rear elevation.

Radiator.

BEDROOM THREE

2.91m x 3.15m (9'6" x 10'4")

Window to the front elevation.

Radiator.

BEDROOM FOUR

2.00m x 3.12m (6'6" x 10'2")

Window to the front elevation.

Radiator.

FAMILY SHOWER ROOM

1.65m x 2.17m (5'4" x 7'1")

Window to the side elevation.

Walk in shower, hand basin in unit, low flush WC.

Part tiled walls.

OUTSIDE

Externally, the property benefits from a driveway providing off-road parking in front of the integral garage, together with beautifully maintained gardens that further enhance the home's overall charm and kerb appeal. The landscaped rear garden has been thoughtfully designed for both relaxation and entertaining, featuring paved and decked seating areas, raised borders, and a well-kept lawn.

ADDITIONAL INFORMATION

SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

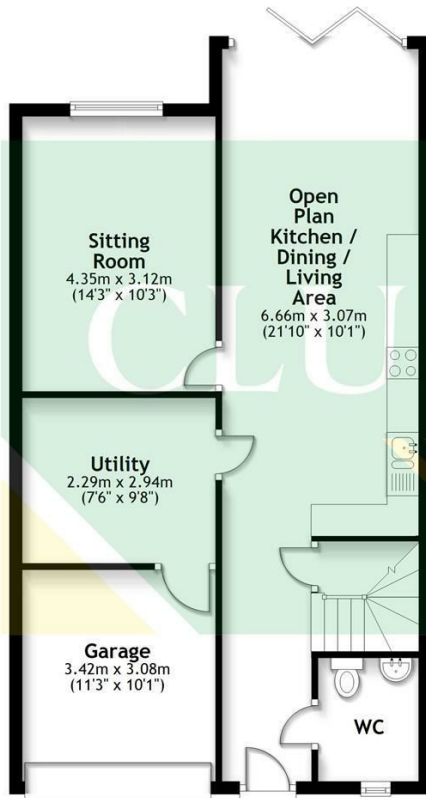
APPLIANCES

None of the appliances have been tested by the agent.



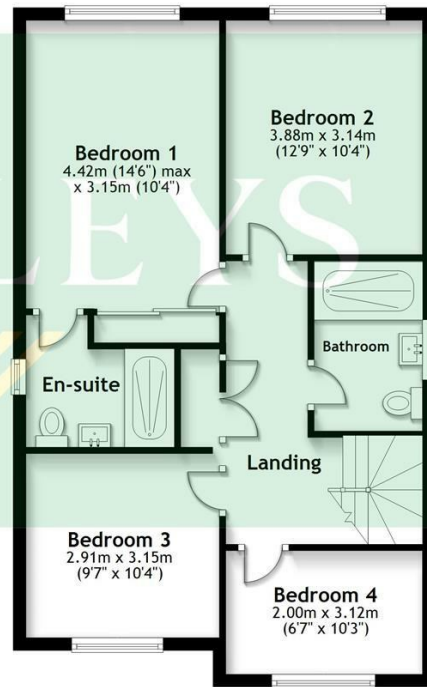
Ground Floor

Approx. 69.5 sq. metres (747.6 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.5 sq. feet)



Total area: approx. 132.4 sq. metres (1425.1 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

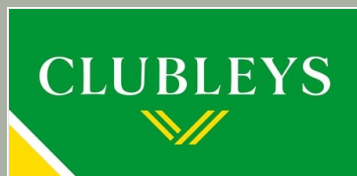
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.