



York Road, Gee Cross.





# York Road

## Gee Cross

Welcome to this exceptional five-bedroom, four-bathroom detached house where every corner is designed for comfort, style, and modern family living. As you arrive, a spacious driveway leads you to an attached garage and a beautifully maintained front garden, instantly setting a welcoming tone. Step inside and you'll find two generous reception rooms - each brimming with character and flooded with natural light thanks to large windows and sliding glass doors that invite the outside in.

The contemporary kitchen, featuring sleek white cabinetry, integrated appliances, and a double oven, all bathed in sunlight from the large window above the countertops. Whether you're planning family meals or casual gatherings, this bright culinary space offers both elegance and practicality. Next door the dining room is perfect for entertaining, with expansive sliding doors that open onto the garden and plenty of space for your own storage preferences to add a touch of charm and function.





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Moving through the living spaces, you'll discover cosy corners to relax in style.

The main living room is anchored by a striking electric wood-burning stove set within an exposed brick fireplace - imagine curling up with a book or enjoying a movie night in front of the fire. Bespoke built-in cupboards add both storage and display options, keeping spaces organised and stylish.

Next door is the handy office space but this would make an ideal play room for those with small children. This room offers the comfort of air conditioning.







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Upstairs, the five bedrooms are a true highlight, each offering its own sanctuary. The spacious Principal suite sits at the top of the house with commanding views over the local woodland, and the Peak District. Window seats allow you to relax and enjoy a good book whilst enjoying views of the garden. You have built in storage, air conditioning and an ensuite complete with a shower and a bath.

Bedroom two has room for a stunning four-poster bed and a large window that fills the room with natural light, while plush carpets and elegant furniture create a sense of luxury and comfort. This bedroom has an en suite bathroom, perfect for those with older children or visiting guests. Additional bedrooms are bright and inviting, with thoughtful details, cheerful colour schemes, and ample built-in storage - perfect for families of all sizes. The home office area, with its vintage wooden desk provides a peaceful space for work or study.

The bathrooms are nothing short of spa-like, featuring contemporary walk-in showers, stylish mirrors, ample storage, and natural light from both windows and skylights. There's a mix of modern fixtures, bath-tubs, and beautiful tiling, giving everyone in the family their own space to unwind and refresh.





## York Road

### Gee Cross

Step outside and you'll find that the garden is an absolute showstopper.

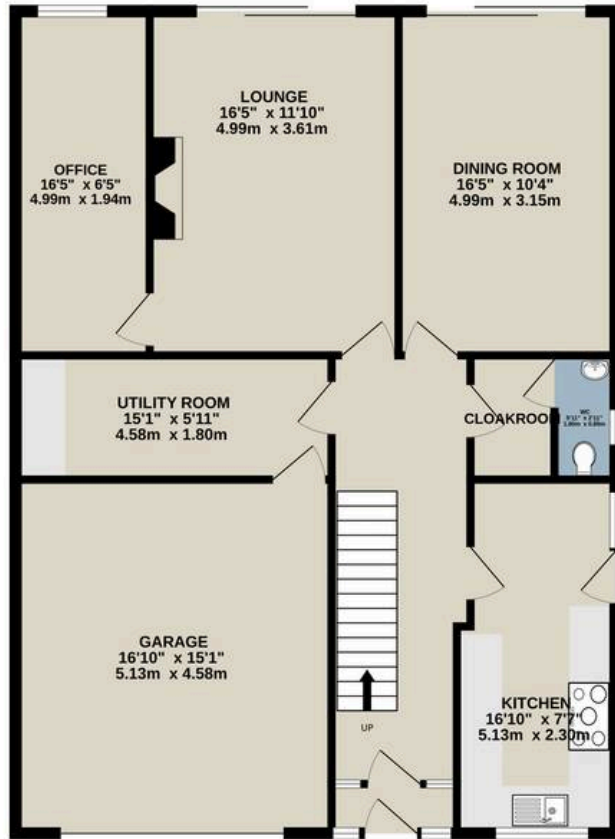
From the beautifully landscaped lawn and mature trees to the dedicated patio areas with comfortable seating and BBQ setups, this outdoor space is designed for both relaxation and entertaining.

Totally private overlooking fields to the rear it is a haven to birds and wildlife.

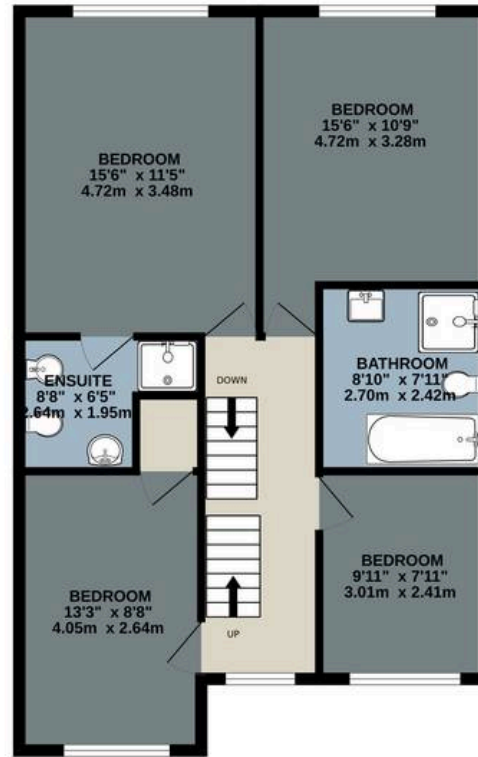




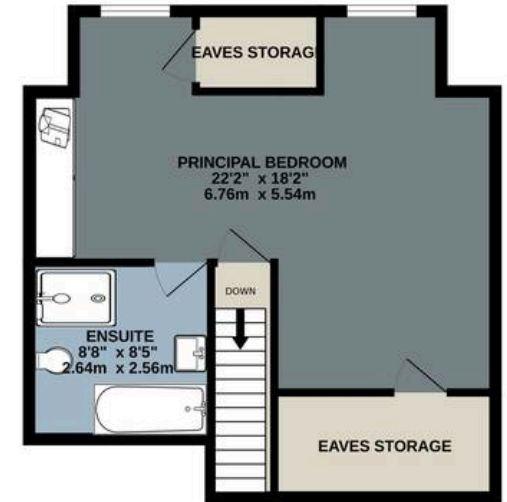
GROUND FLOOR  
1111 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



2ND FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 2318 sq.ft. (215.4 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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# York Road

## Gee Cross

York Road is a cul de sac and great spot for accessing all the facilities of both Gee Cross and Hyde. You can stretch your legs with a wander into Gower Hey Woods with the dog or up to Werneth Low and enjoy a glass of something nice on the way back down from one of the many establishments along the way. You have take-aways, bistro, Indian and chip shop all within easy reach if you don't fancy cooking. Two fabulous Primary schools and a High School close by. There are all the essential shops on your doorstep and a Tesco Express and Sainsburys Local for the last-minute items for tea. The rail and road networks are both easily accessible and the M60/67 are a couple of minutes' drive-away and several train stations to choose from including Woodley and Bredbury just a short drive away.

Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: D

- Private, spacious landscaped garden
- Modern kitchen with integrated appliances and double oven
- Contemporary bathrooms with walk-in showers and bath-tubs
- Large patio doors with direct garden access
- Driveway for multiple cars, EV charging point and garage parking
- Cosy, electric wood-burning stove and exposed brick fireplace
- Built-in storage and shelving throughout
- Options for two people to work from home .





## Jardine Estates

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