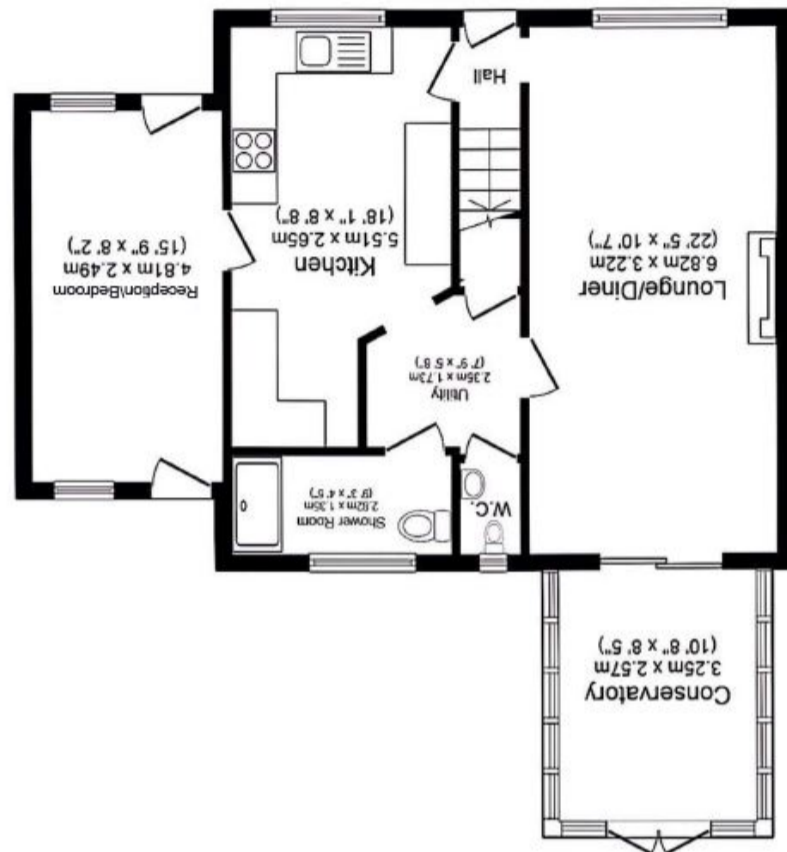


Total floor area 117.9 sq.m. (1,269 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

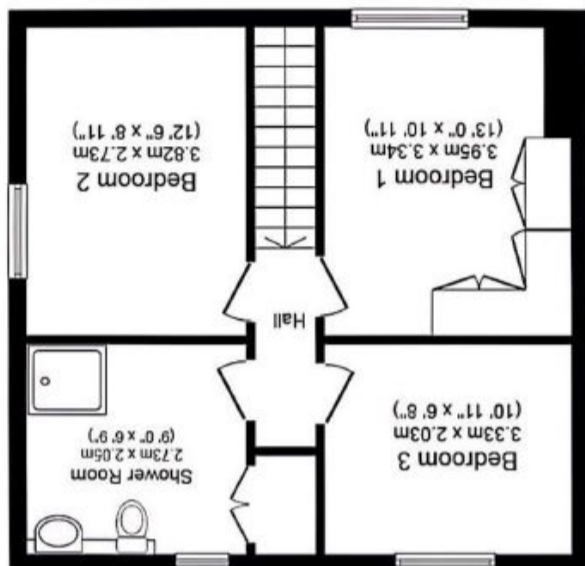
Floor area 69.6 sq.m. (749 sq.ft.) approx

**Ground Floor**



Floor area 48.3 sq.m. (520 sq.ft.) approx

**First Floor**



## 5 Hazel Garth, York YO31 1HR

A fantastic semi detached dormer bungalow set in a quiet cul de sac and offered for sale with the benefit of no onward chain. To the ground floor is a spacious lounge with a feature fireplace which leads through to the conservatory, inner hall with storage, good sized kitchen, a modern shower room and the garage has been converted which is now a great space to be used as an additional reception room, a fourth bedroom or this space could be used as a therapy / treatment room or home office. To the first floor are two good sized double bedrooms, a larger than average single bedroom and a spacious shower room. Externally the property boasts an enclosed landscaped rear garden and a driveway and garden to the front. Ready to move straight in and enjoy yet still having the potential to improve and adapt to your own taste, this property is likely to appeal to a wide range of buyers and therefore early viewing is highly recommended.

- No Onward Chain
- Three / Four Bedrooms
- Two Reception Rooms
- Conservatory
- Cul de Sac Setting
- Landscaped Rear Garden
- Driveway
- Shower Room to Both Floors

Travelling on Stockton Lane from York take the right hand turning onto Ashley Park Road. Hazel Garth will be seen on the left hand side, continue to the right and the bungalow is on the right hand side and can be identified by our for sale sign.

Stockton Lane situated on the outskirts of York and being accessible for the Centre and A64 that in turn leads to the motorway network. Local shops can be found nearby in Heworth that offers a range of local shops to include Costcutters and Deli. A wider range of facilities can be found at the Monks Cross Retail Park, Vangarde and in the Centre. There are bus routes into the centre and within walking distance to Hempland Primary School and within catchment for Archbishop Holgate's Secondary School both of which are rated outstanding with Ofsted.

