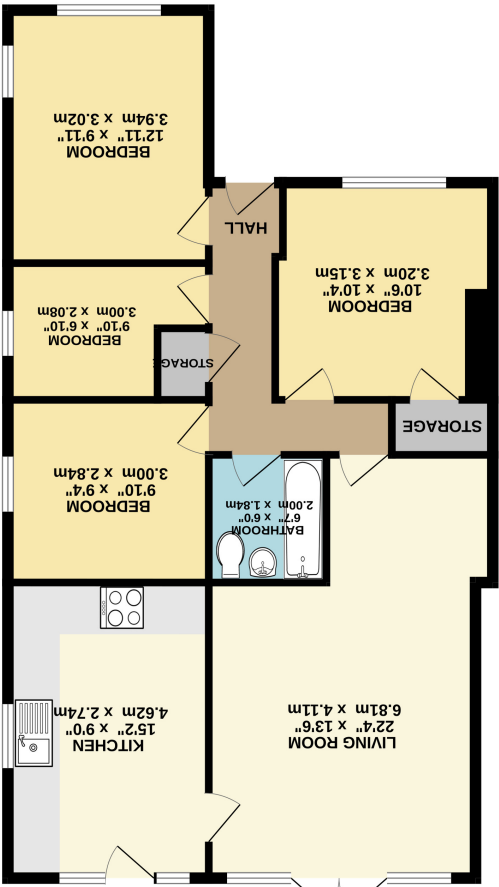


While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.
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GROUND FLOOR
1001 sq. ft. (93.0 sq. m.) approx.



Elmpark Vale, York YO31 1DU

Situated in a quiet cul-de-sac just off the highly sought after Stockton Lane, this skilfully extended and beautifully presented bungalow is offered to the market in true move-in ready condition. The accommodation briefly comprises an inviting entrance hall, four well proportioned bedrooms, and a generous living/dining room with doors opening directly onto the rear garden—perfect for modern indoor - outdoor living. There is also a spacious contemporary kitchen with underfloor heating, along with a brand new three piece house bathroom featuring a remote controlled solar Velux window.

Externally, the property boasts a large driveway and gravelled front garden providing ample off street parking, a detached garage with power, and a well maintained rear garden ideal for relaxing or entertaining. Ready to move in to and enjoy, viewing is highly recommend to truly appreciate the size and standard of accommodation on offer.

- Extended Bungalow
- Four Bedrooms
- Large Living Room
- Modern Kitchen
- Detached Garage
- Well Manicured Garden
- Driveway
- Cul de Sac Setting
- Desirable Location
- Ready to Move In

Travelling on Stockton Lane from Heworth roundabout. Take the left hand turning onto Woodlands Grove, right onto Elmpark Way and then right again on to Elmpark Vale and fork to the left where the property can be identified by our for sale board.

Stockton Lane area situated on the outskirts of York and being accessible for the City 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 a local primary school nearby.

