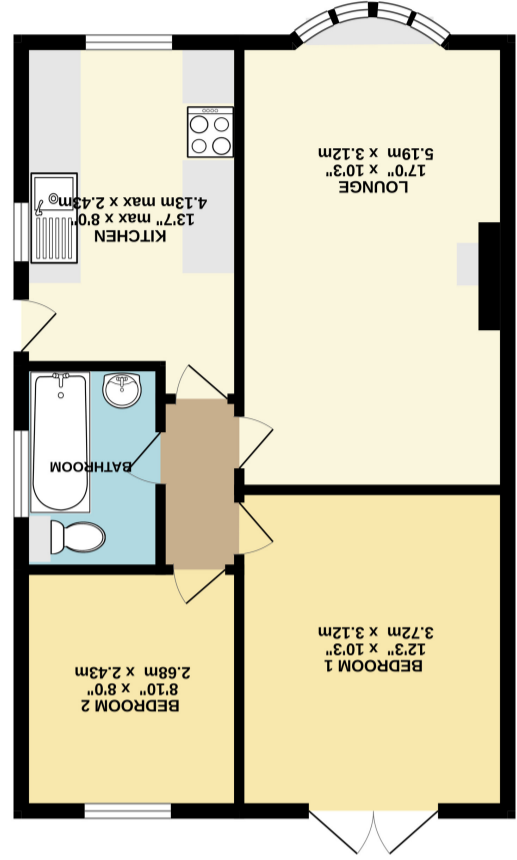


Valid energy ratings have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, rooms and any items are approximate and responsibility is taken for any inaccuracy or omission. They have no bearing on purchase price and should be used as a guide only. As to their accuracy or reliability can be given. Made with iStockphoto.com



GROUND FLOOR  
544 sq. ft. (50.5 sq. m.) approx.



## 12 Ryecroft Close, York YO31 1HY

A desirable semi detached bungalow offered for sale with the benefit of no onward chain and is located just off the popular Stockton Lane. The property briefly comprises; well equipped kitchen with ample storage, large living / dining room with feature fireplace, two good sized bedrooms and a three piece bathroom. Externally the property benefits from a mature front garden, driveway, a detached garage for off street parking and a low maintenance rear garden complete with lawn and patio areas. The bungalow comes with the additional benefit of its own solar panels making the property much more energy efficient and you can save money on your bills too!

With potential to improve and extend (STPP), we feel this property will generate high interest levels and therefore early viewing is highly recommended.

- No Onward Chain
- Semi Detached Bungalow
- Two Bedrooms
- Driveway
- Garage
- Gardens
- Desirable Location

Travelling from Heworth roundabout out of York. Take the turning onto Stockton Lane and continue. Take the right hand turning on to Beansway and then left on to Ryecroft Close. The property 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 City Centre. There are bus routes into the centre and a local primary school.

