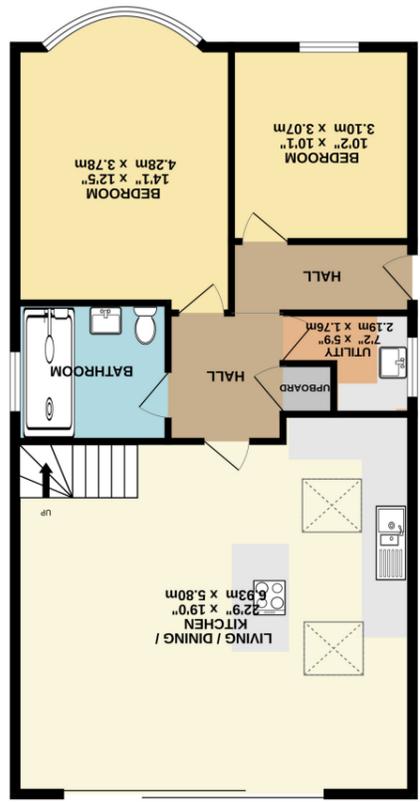


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What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only 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 operation or efficiency can be given.
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GROUND FLOOR



1ST FLOOR



3 Elmpark View, York YO31 1DY

An extremely deceptive detached dormer bungalow offered for sale with the benefit of no onward chain. This skilfully extended and fully refurbished home briefly comprises; modern open plan living / dining / kitchen space with a central island and integrated appliances, stylish panelled feature wall and bright bi folding doors opening out to the enclosed rear garden. Also to the ground floor is a convenient utility room, a contemporary shower room and two good sized double bedrooms, one of which has a bright bay window and could be used as a additional reception room, proving this home to be extremely versatile and adaptable to suit your needs. To the first floor is a generous sized master bedroom with a modern shower room. Externally the property boasts a large block paved driveway, with a gravelled front garden enabling ample off street parking, a detached garage and an enclosed south west facing low maintenance rear garden complete with lawn and patio areas, perfect for soaking up the sun and entertaining with family and friends. Ready to move straight in to enjoy, we feel this property deserves to be viewed to truly appreciate the accommodation on offer and early viewing is highly recommended.

- No Onward Chain
- Extremely Deceptive
- Bright and Spacious
- Fully Modernised
- Ground Floor Double Bedroom and Shower Room
- Utility Room
- Modern Open Plan Living
- Generous Sized South West Facing Garden
- First Floor Bedroom and Shower Room
- Detached Garage

Travelling on Stockton Lane from Heworth roundabout. Take the left hand turning onto Woodlands Grove, right onto Elmpark Way and then left on to Elmpark View where the property is located on the left hand side. Please note there is no for sale board at this property.

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.

