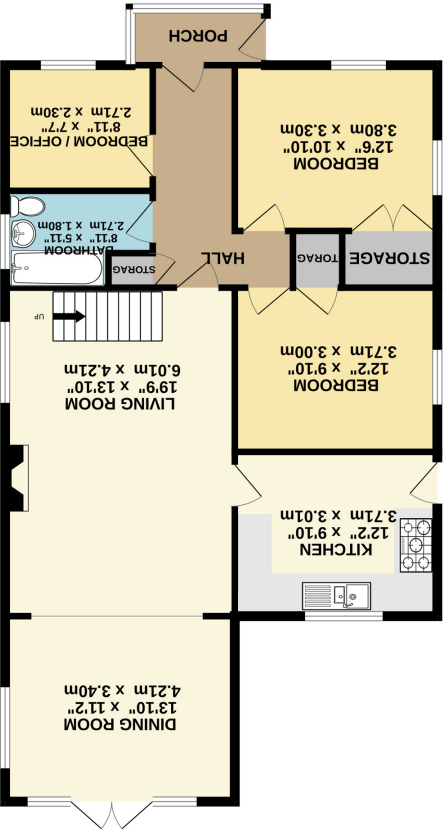
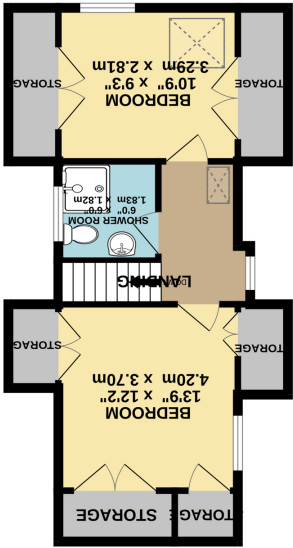


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



Stockton Lane, York YO31 1JW

A fantastic opportunity to purchase this well maintained detached dormer bungalow, set on the highly desirable Stockton Lane and enjoying open field views to the front.

This substantial home offers flexible, well proportioned accommodation throughout and briefly comprises: entrance porch, a well equipped kitchen, a spacious living through dining room, a three piece bathroom, and three ground floor bedrooms - one of which would make an ideal home office or study. To the first floor are two further good sized bedrooms, both with fitted storage, served by a separate shower room.

Externally, the property benefits from a large gravelled driveway providing ample off street parking, a detached garage, and a pleasant south facing rear garden—perfect for enjoying the sun.

Ready to move into, yet offering excellent scope to update, improve and potentially extend (subject to planning), we expect strong interest and therefore recommend an early viewing.

- Detached Dormer Bungalow
- South Facing Garden
- Large Plot
- Potential to Extend (STPP)
- Five Bedrooms
- Large Living through Dining Room
- Ground Floor Bathroom
- First Floor Shower Room
- Detached Garage
- Large Garden

Travelling from Heworth roundabout take the turning for Stockton Lane. Continue along Stockton Lane and the property is located on the right hand side. Please note there is no for sale sign at this property. The property can be identified by our For Sale sign.

Stockton Lane is one of York's most desirable residential areas, situated within walking distance to York City Centre and the well maintained parkland of 'The Stray'. There are excellent local amenities close by in the delightful Heworth Village or at Monks Cross and Vangarde Shopping Centres.

