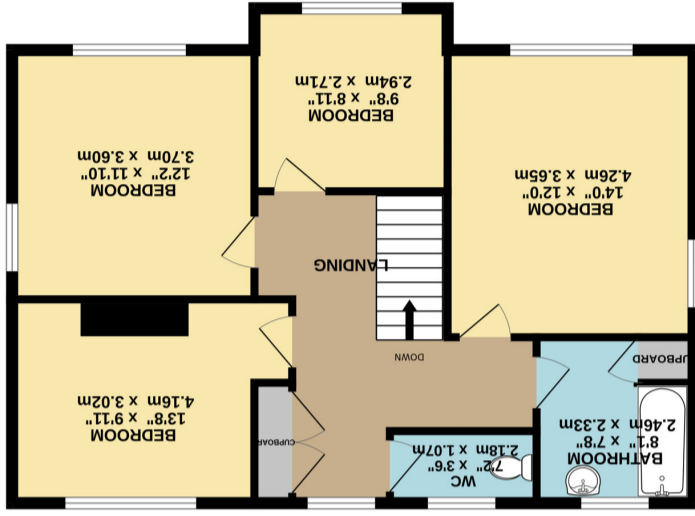
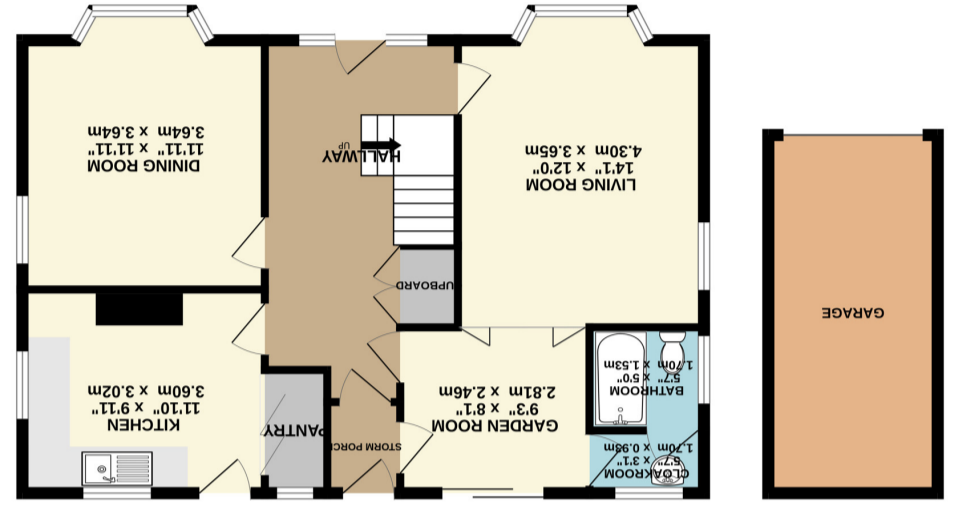


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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TOTAL FLOOR AREA : 1629 sq.ft. (151.3 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



Woodlands Grove, York YO31 1DL

A fantastic opportunity to purchase this unique 1930's detached house boasting original fireplaces, lots of character and charm and is offered for sale with the additional benefit of no onward chain.

Situated in a desirable location just off Stockton Lane, this rare find of a property briefly comprises; a grand entrance hallway with mahogany panelling, a large dining room with bright bay window and tiled open fireplace, living room with feature fireplace and bay window, ground floor bathroom, garden room / additional reception room with patio doors leading out to the rear garden and a kitchen with a pantry. To the first floor are four generous sized bedrooms, spacious landing and a bathroom with separate w/c. The large loft space has also been boarded for ample additional storage.

The front of the property I'm sure you will agree oozes kerb appeal and benefits from a walled and hedged boundary enclosing a small lawn area before reaching the open storm porch and entrance door. To the side of the property is a driveway and large tandem garage with a side gate for access to the rear. To the rear of the property is a generous sized garden complete with a large lawn, patios, a timber summer house, a pond and mature boarders.

This one of a kind home which has endless possibilities, deserves to be viewed to truly appreciate its size and amount potential on offer.

- No Onward Chain
- Substantial Detached Home
- Lots of Character
- Double Fronted
- Three Reception Rooms
- Large Hallway
- Four Good Sized Bedrooms
- Ground Floor Bathroom
- Tandem Garage
- Mature and Generous Gardens

Travelling on Stockton Lane from Heworth roundabout. Take the left hand turning onto Woodlands Grove where the property is situated on the right hand side where the property can be identified by our For Sale sign.

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.

