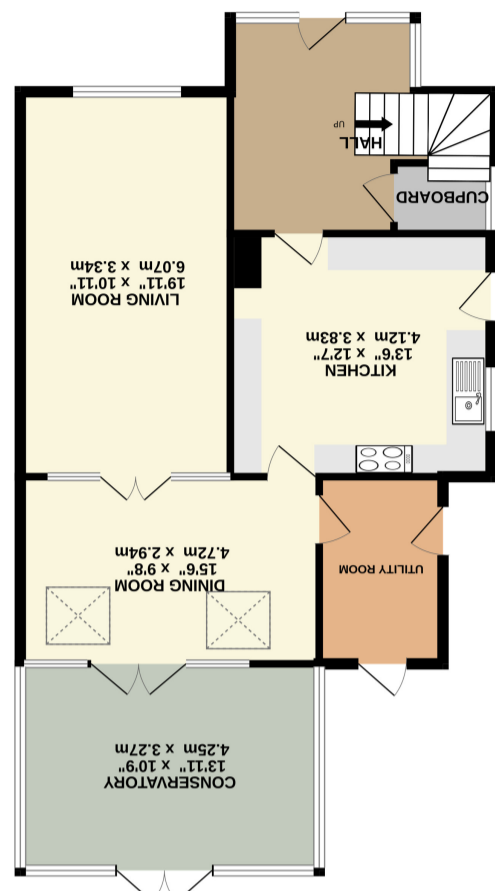
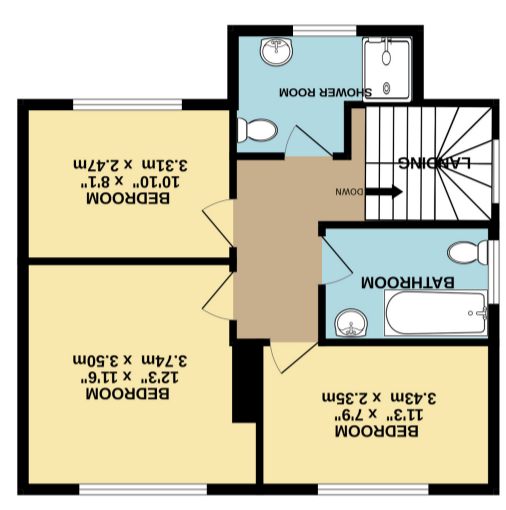


What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error of omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix e2024



GROUND FLOOR (83.4 sq.m.) approx.



1ST FLOOR (48.1 sq.m.) approx.



## Woodlands Grove, York YO31 1DS

A substantial detached home located just off Stockton Lane with a generous sized south west facing rear garden! This spacious extended home briefly comprises; bright entrance hall with storage, modern white gloss kitchen with separate utility room, large lounge, dining room and conservatory, three double bedrooms, a three piece house bathroom and a modern shower room. Externally the property benefits from a landscaped front garden and a driveway for ample off street parking, detached garage and an enviable south west facing, generous sized, enclosed rear garden, perfect for soaking up the sun.

We feel this property deserves to be viewed to appreciate the size of accommodation on offer. Situated in a highly desirable area, within great school catchments and easy reach of York's city centre and Vangarde and Monks Cross shopping centres, this home is likely to receive high interest levels and so early viewing is highly recommended.

- Detached Home
- Modern Kitchen
- Two Large Reception Rooms
- Utility
- Bright Conservatory
- Three Double Bedrooms
- Modern Shower Room
- South West Facing Rear Garden
- Garage
- Driveway

Travelling on Stockton Lane from Heworth roundabout. Take the left hand turning onto Woodlands Grove where the property is situated on the left hand side 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.

