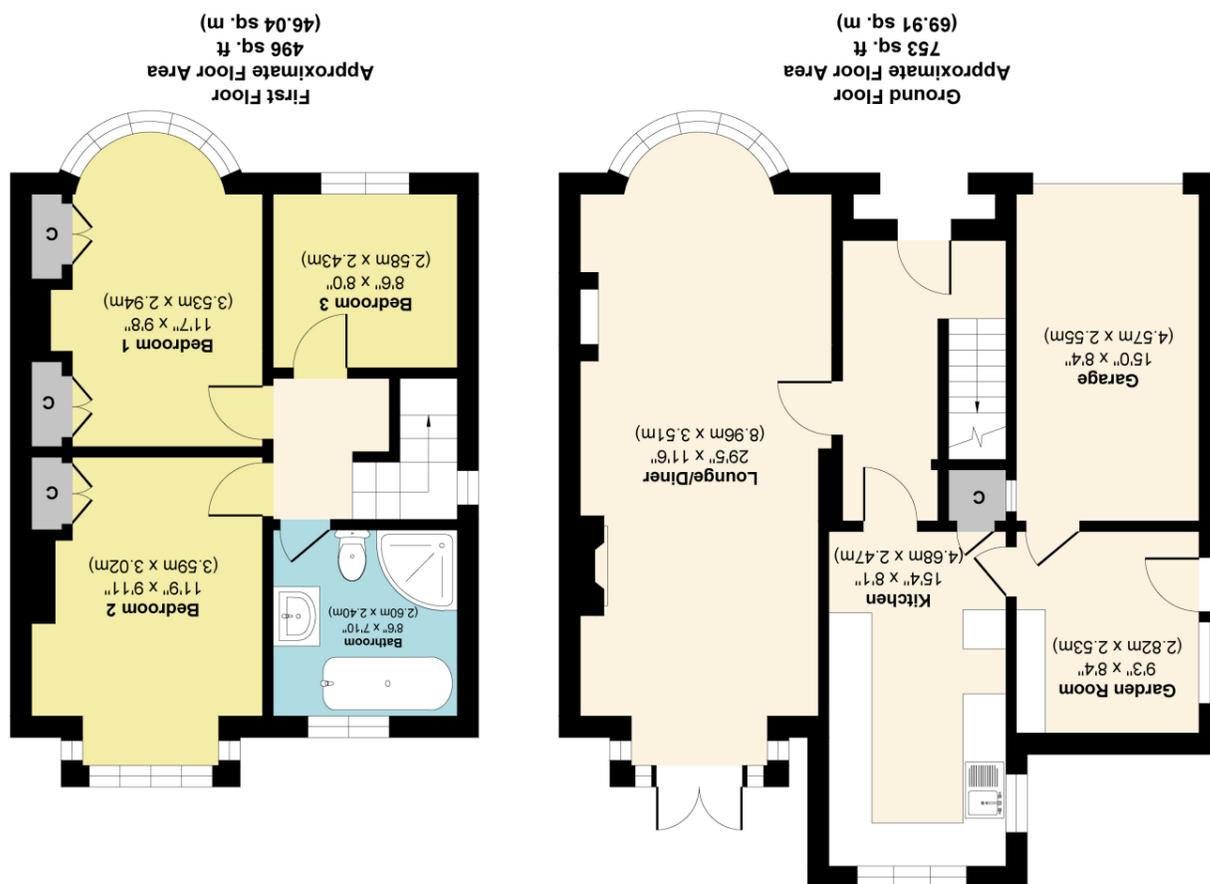


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Hempland Drive, York YO31 1AY

Located in a highly desirable area just off Stockton Lane, this well-presented 1930s bay-fronted semi-detached home offers spacious living accommodation with three bedrooms and positioned on a generous plot. This property briefly comprises of; a welcoming entrance hall leading into a bright and airy open-plan living and dining room, complete with a bay window at the front and patio doors to the rear leading onto the garden, as well as a log burner. The generously sized kitchen includes a pantry and provides access to the attached garden room and garage. Upstairs, the property boasts two well-proportioned double bedrooms along with a versatile third bedroom. These rooms are served by a fantastic modern four-piece house bathroom, featuring a freestanding bath and a separate shower. Externally, the property benefits from a front garden and driveway for off-street parking, while the rear and side gardens offer additional outdoor space. This home is ready to move into and enjoy with the added benefit that the current owners have recently obtained planning permission for a two-storey side extension, presenting an excellent opportunity for future expansion. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

- Three Bedrooms
- Modern Bathroom
- Side and Rear Garden
- Log Burner
- Dining / Living Room
- Desirable Location
- Garage
- Potential for Further Extension
- Cul De Sac Location

Travelling from Heworth Roundabout on Stockton Lane. Take the right hand turning onto Hempland Lane and left onto Hempland Drive where the property will be seen on the left hand side towards the end of the cul-de-sac.

An ideal location for access into York by public transport, car or bike. Local shopping facilities can also be found in Heworth to include a Deli, Chemist and Florist. Plus Monks Cross, Vangarde and various supermarkets. The A64 which in turn leads to the road networks is easily accessible from the property. The house is in the catchment area for Hempland Primary School. Archbishop's Holgate is the catchment secondary school, also rated outstanding.

