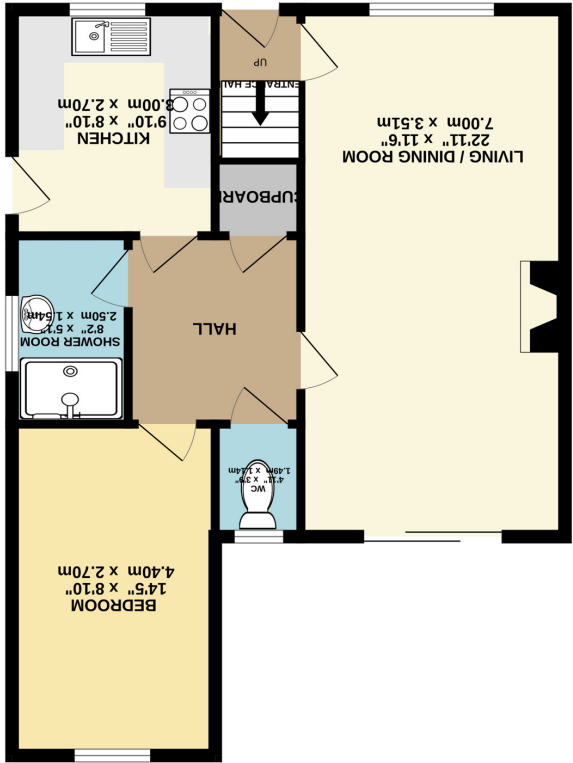


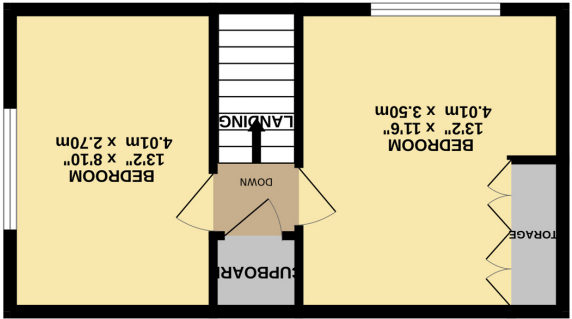


Elmpark Vale, York YO31 1DU

£294,000 - EPC Rating - E



GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



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.

Made with Metropix ©2025

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, sellers or lessors) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither redmove nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained.

YORK 01904 488 444

23B Whitby Avenue
York
YO31 1EU

16 Elmpark Vale, York YO31 1DU

Offered for sale with no onward chain is this bright and spacious, extended home located in a quiet cul de sac, close to Stockton Lane. This well maintained home briefly comprises; a well equipped kitchen with ample storage, a bright living through dining room with feature fireplace and patio doors leading out to the rear garden. Also to the ground floor is a good sized double bedroom, modern shower room and a separate w/c. To the first floor are two good sized double bedrooms. Positioned on an enviable corner plot, the property benefits from a well kept front garden with a driveway and a detached garage. To the rear is the private west facing garden complete with a patio area, large lawn and mature borders. Perfect for soaking up the sun and entertaining with family and friends. Ready to move in to and add your own stamp, we feel this property deserves to be viewed to appreciate the accommodation and potential on offer.

- No Onward Chain
- Semi Detached House
- Desirable Location
- Quiet Cul de Sac
- Garage
- Ground Floor Bedroom
- Ground Floor Shower Room
- Two First Floor Bedrooms
- Potential to Improve

Travelling on Stockton Lane from Heworth roundabout. Take the left hand turning onto Woodlands Grove, right onto Elmpark Way and then right again on to Elmpark Vale and fork to the right where the property 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.

