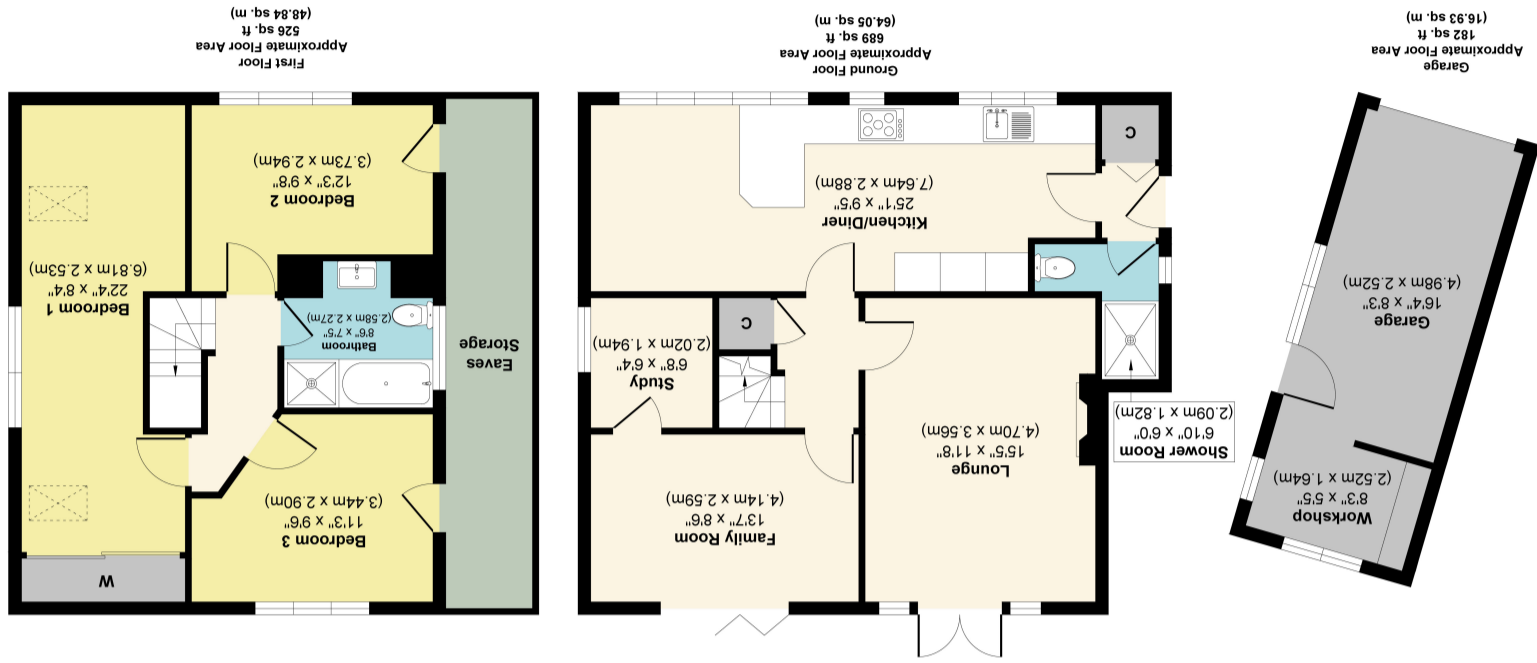


Approx. Gross Internal Floor Area (Including Garage) 1397 sq. ft / 129.83 sq. m
 Approx. Gross Internal Floor Area (Excluding Garage) 1215 sq. ft / 112.90 sq. m
 Illustration for identification purposes only, measurements approximate, not to scale.
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1 Lawnway, Off Stockton Lane, York YO31 1JD

A unique property offered for sale in a highly desirable location just off Stockton Lane. Situated on a good sized corner plot the property briefly comprises; entrance hall with storage and ground floor shower room with w/c, a modern dining kitchen with white units, lounge with feature fire and doors opening out to the rear garden, a family room with doors opening out to the garden and a study completes the ground floor. To the first floor are three good sized bedrooms and a modern four piece house bathroom. Externally the property benefits from a detached garage with workshop, driveway (with EV charger) for off street parking, enclosed rear garden with patio, laid lawn, mature borders and a greenhouse. Having been well maintained by the current owners including a new roof, we strongly believe this property deserves to be viewed to truly appreciate the size and standard of accommodation on offer.

Council tax Band: E

- Detached House
- Corner Plot
- Driveway
- Two Reception Rooms
- Dining Kitchen
- Ground Floor Shower Room
- Study
- Three Good Sized Bedrooms
- First Floor Bathroom
- Desirable Location

Travelling from Heworth roundabout take the turning for Stockton Lane. Take the fourth turning on the left on to Greenfield Park Drive, just before the Heworth Christ Church and then left again on to Lawnway. The property is immediately on the left hand side. Please note that there is no for sale sign at this property.

Stockton Lane situated on the outskirts of York and being accessible for the 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, Post Office, Pharmacy and Deli. A wider range of facilities can be found at the Monks Cross Retail Park, Vangarde and in the city centre. There are bus routes into the centre and a local primary being the renowned Hempland Primary school. The property is within the catchment for both Huntington and Archbishop Holgate's secondary schools, both of which are OFSTED rated outstanding.

