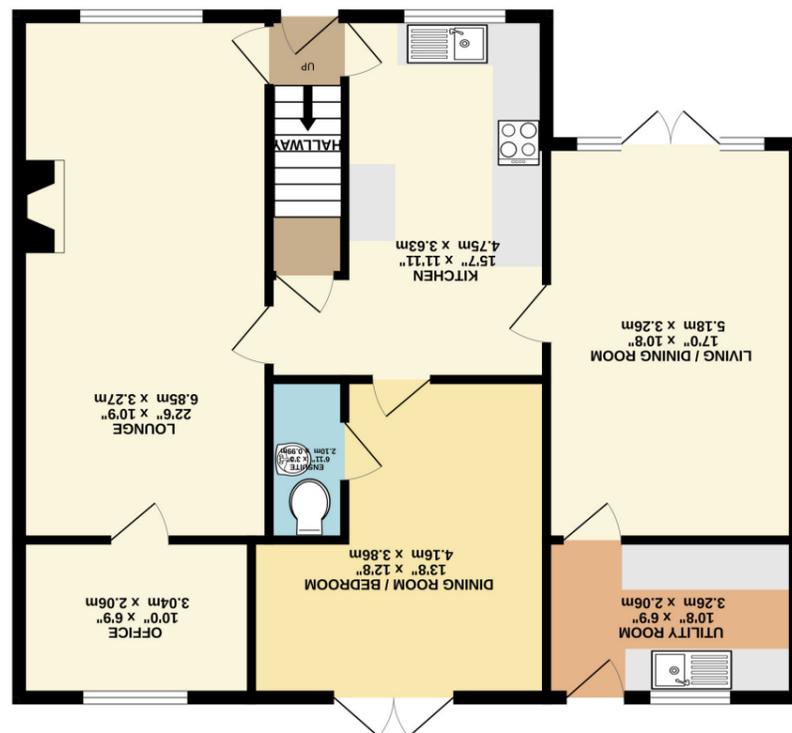
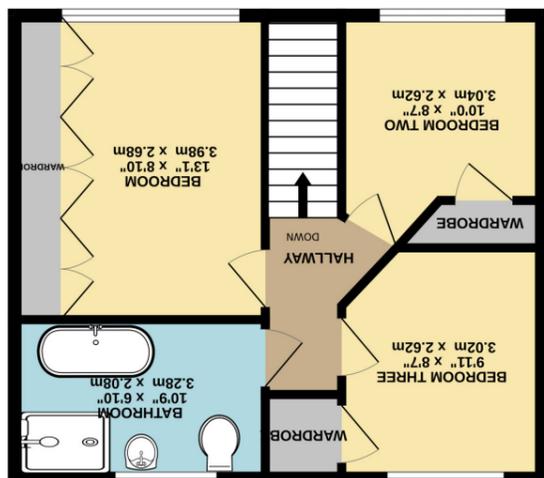


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



## 23 Larchfield, York YO31 1JS

Nestled in a peaceful cul-de-sac just off Stockton Lane, this well-maintained semi-detached home is offered for sale with the advantage of no onward chain. The ground floor features a spacious lounge with a feature fireplace and a study that overlooks the rear garden. The upgraded kitchen provides ample storage, while a versatile ground-floor bedroom with patio doors to the garden and an ensuite shower room is currently set up as a gym but could easily serve as an additional reception room. A bright living/dining room with an attached utility room offers further flexibility and access to the garden, making it an ideal space for a therapy room or home office. Upstairs, the property boasts three generously sized bedrooms and a modern four piece house bathroom.

Outside, the home benefits from a driveway providing ample off-street parking and an enclosed rear garden with lawn, decking, and patio areas—perfect for enjoying sunny days and entertaining family and friends. Lovingly cared for and updated by the current owners, including the recent installation of a new boiler, this property is ready for its next chapter. With so much to offer, we anticipate high levels of interest, so early viewing is highly recommended.

- No Onward Chain
- Cul de Sac
- Driveway
- Good Sized Garden
- Ground Floor Bedroom with Ensuite
- Modern Kitchen
- Four Piece Bathroom
- Study

Travelling on Stockton Lane from Heworth roundabout. Take the right hand turning into Galtres Road which will be seen after 'Christ Church'. Continue forward and Larchfield will be seen on the right hand side. Continue to the heart of the cul de sac and the property will be directly in front of you. Please note that there is not a for sale board 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 and Deli. A wider range of facilities can be found at the Monks Cross Retail Park and in the Centre. There are bus routes into the centre and a local primary school.

