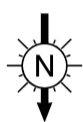


Approx. Gross Internal Floor Area 1434 sq. ft / 133.25 sq. m
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Larchfield, York YO31 1JS

Situated in a quiet cul de sac just off Stockton Lane is this well proportioned semi detached home which briefly comprises; entrance hall, large living through dining room which leads on to a garden room, a w/c, well equipped kitchen, three piece ground floor bathroom and a family room / second reception room which leads on to a bright conservatory. This room also has the option to become a ground floor fourth bedroom to suite your needs.

To the first floor are three good sized bedrooms each with fitted wardrobes and a three piece bathroom.

Externally the property benefits from a generous sized rear garden and a large driveway for ample off street parking.

Located in a highly desirable area just off Stockton Lane, this property is likely to generate high interest levels and so early viewing is highly recommended.

- Large Semi Detached Home
- Two Reception Rooms
- Conservatory
- Garden Room
- Two Bathrooms
- Extra W/C
- Enclosed Rear Garden
- Large Driveway
- Garage
- Desirable Location
- Cul de Sac Setting
- Three / Four Good Sized Bedrooms

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.

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.

