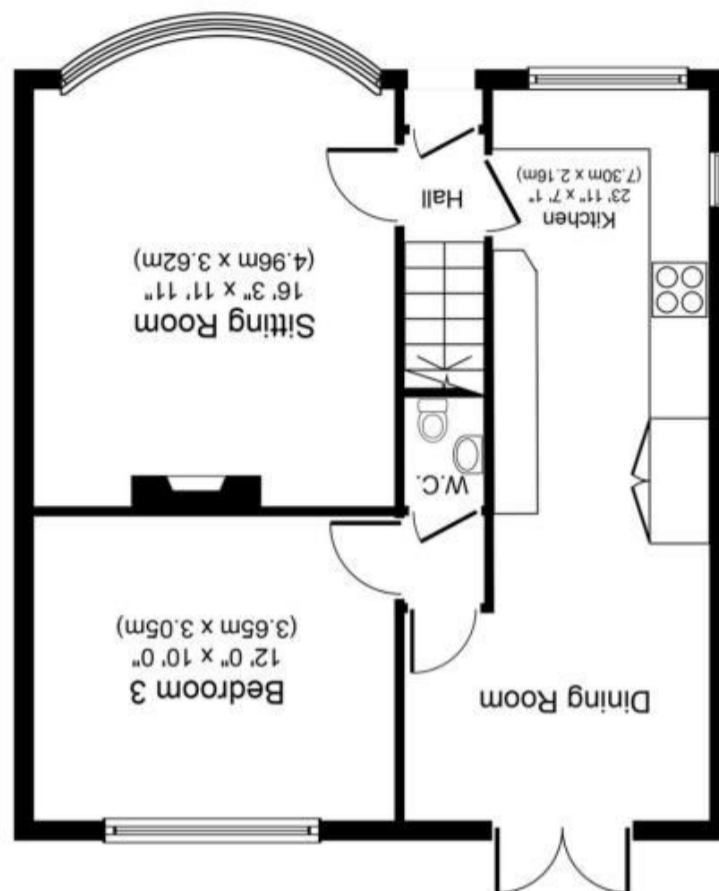
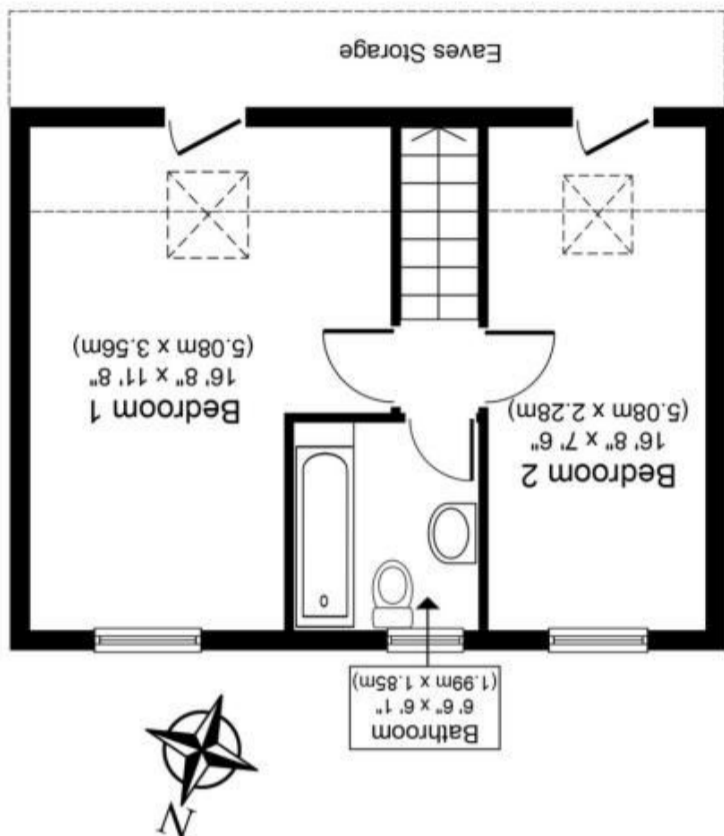


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ground Floor  
Approximate Floor Area  
549 sq. ft.  
(51.0 sq. m.)



First Floor  
Approximate Floor Area  
366 sq. ft.  
(34.0 sq. m.)



## 11 Ash Close, York YO31 1HE

Redmove are delighted to bring to market this bright and spacious, skilfully extended semi detached dormer bungalow located just off the desirable Stockton Lane, York. This well presented home briefly comprises, lounge with bright bay window and feature fireplace, shaker style kitchen through dining room with patio doors leading out to the rear garden. A ground floor w/c and a ground floor double bedroom. To the first floor are two further double bedrooms and a modern three piece bathroom. Externally the property benefits from a driveway for off street parking, walled front garden and low maintenance rear garden with patio, laid lawn and shed for storage.

Situated in a quiet cul de sac, we feel this property will appeal to a wide range of buyers and deserves to be viewed to truly appreciate the accommodation on offer.

- Bright and Spacious
- Three Double Bedrooms
- Modern Bathroom
- Dining Kitchen
- Ground Floor W/C
- Ground Floor Bedroom
- Lounge with Bay Window
- Gardens
- Local Amenities Nearby

Leave the centre of York via Monkgate and proceed across the roundabout onto Heworth Green. At the next roundabout take the second exit onto Stockton Lane. Proceed along taking the right hand turning into Algarth Road. Continue and take the left hand turning on to Ash Close. The property is situated on the left hand side and can be identified by our for sale board.

Stockton Lane is a highly desirable district of York well placed for access to York city centre, the outer ring road and A64 and the Monks Cross shopping park. There is an open green area found locally called The Stray and Heworth Golf Club is opposite this grassed area. Tennis courts and a park can also be found on East Parade.

