

Approx. Gross Internal Floor Area 2098 sq. ft / 194.98 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property





## Greenfield Park Drive, York YO31 1JB

A rare opportunity to purchase this substantial family home built in 1998, situated in a quiet cul-de-sac off Stockton Lane, which is offered for sale with the benefit of no onward chain. This wonderful home briefly comprises; entrance hall, lounge with dual aspect and original brick fireplace, conservatory with tubular heating, dining room, a further reception room currently used as a music / reading room, dining kitchen with integrated appliances, a convenient utility room and a ground floor w/c. To the first floor is a large four piece house bathroom, the master bedroom, bathed in natural light from dual aspects, features fitted storage and an ensuite bathroom, two further double bedrooms and a good sized fourth bedroom currently used as an office / study. Beyond the interiors, the property boasts an enviable plot with a wrap around garden, large driveway for ample off road parking and a detached pitched roof garage. The back garden is completely enclosed, secluded and has a lawn surrounded by well-stocked borders. The long side garden has mature fruit trees and a range of shrubs. Having been well maintained by the current owners, yet allowing the potential to enhance and add your own personal stamp, this property is a true hidden gem and one which we feel deserves to be viewed to truly appreciate the size and standard of accommodation on offer.

- No Onward Chain
- Substantial Detached House
- Desirable Location
- Wrap Around Garden
- Detached Garage
- Four Bedrooms
- Two Reception Rooms
- Ground Floor W/C
- Ensuite to Master
- Enviably Plot

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 continue where the property can be located on the right hand side of the road. Please note that there is not a for sale sign at this property.

Stockton Lane is situated on the outskirts of York and is 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, Vangarde and in the Centre. There are bus routes into the centre and a popular primary school, Hemplands, which has a Good, Ofsted rating from its last inspection, is ten minutes walk away.

