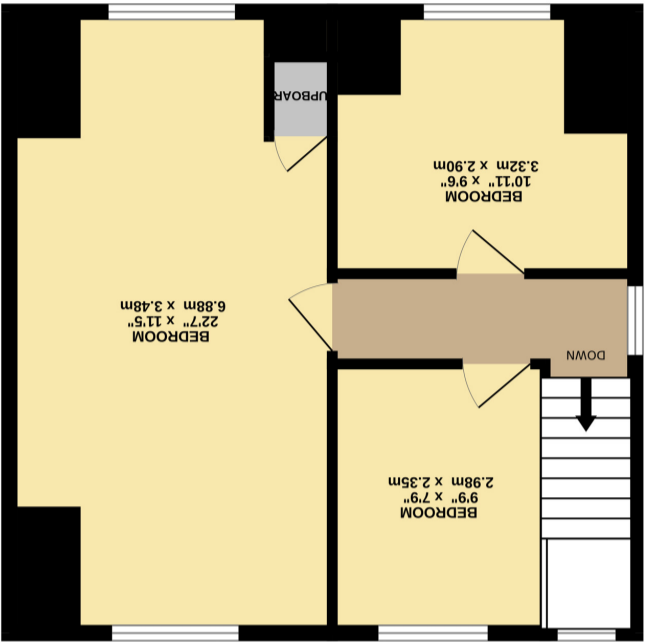
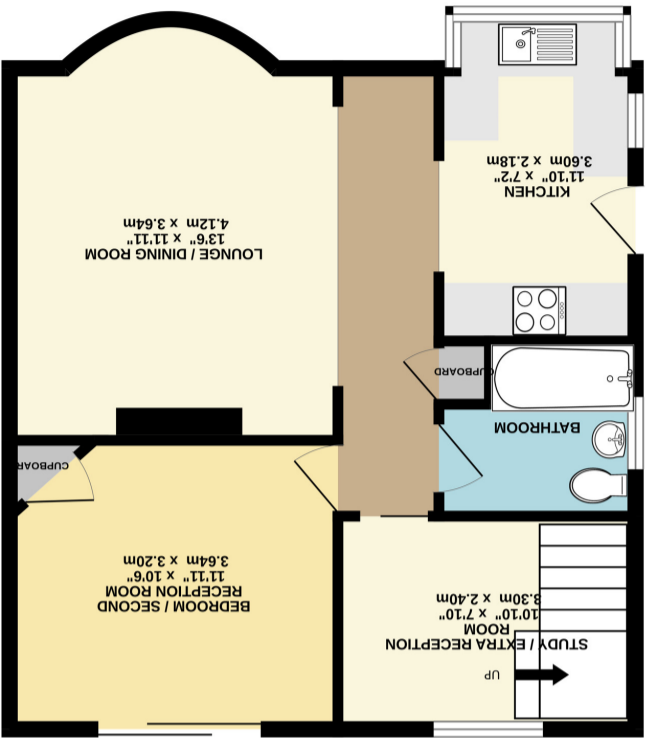


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.



# 17 Springfield Way, York YO31 1HN

A fantastic opportunity to purchase this spacious and modernised semi detached home in a popular area just off Stockton Lane. Boasting an upgraded gloss kitchen which leads through to a bright living / dining area with feature fireplace and bay window, a good sized double bedroom which could be a second reception room, a study / dining room and a modern three piece bathroom complete the ground floor. To the first floor are three bedrooms. Externally the property benefits from a large driveway for ample off street parking a larger than average rear garden complete with raised decked area and a well tended lawn with shed for extra storage. Ready to move in to enjoy, we feel this property deserves to be viewed to appreciate the accommodation on offer.

- Semi Detached House
- 3 / 4 Bedrooms
- Two Reception Rooms
- Modern Open Plan Living
- Ground Floor Bedroom
- Three First Floor Bedrooms
- Ground Floor Bathroom
- Good Sized Garden
- Large Driveway
- Desirable Location

Travelling on Stockton Lane from Heworth roundabout take the right hand turning on to Ashley Park Road. Springfield Way will be seen on the left hand side and the property is on the left and can be identified by our for sale sign.

An ideal location off Stockton Lane for access into the City Centre, A64 and A1237. Local shopping facilities can be found in the immediate area and Heworth Village along with Monks Cross and Vangarde. There is a regular bus service into the centre of York and a local Primary School.

