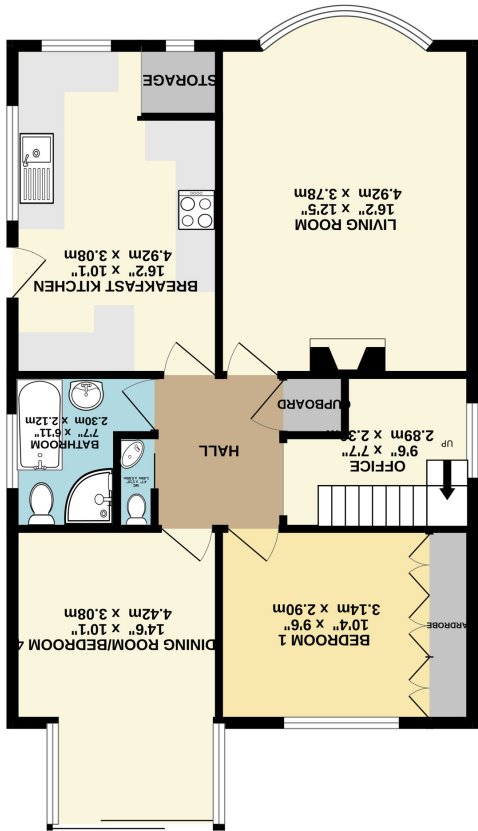


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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  
792 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.





# Ashley Park Road, off Stockton lane, York YO31 1JX

A fantastic detached bungalow located off the highly desirable Stockton Lane and offered for sale with the additional benefit of no onward chain! Boasting a good sized breakfast kitchen with lots of cupboard space and a pantry, a bright living / dining room with bay window overlooking the front garden, a good sized double bedroom with fitted wardrobes, a further room which was used as the fourth ground floor bedroom but could also be used as a second reception room if preferred, a ground floor four piece bathroom and a separate w/c, handy storage cupboard and staircase leading to the first floor with a convenient study area. To the first floor are two good sized bedrooms, each with storage in to the eaves and a separate w/c.

Externally the property benefits from a driveway for off street parking, a mature front garden with walled boundary and a good sized rear garden with lawned and patio areas perfect for entertaining with family and friends.

The property is ready to move in to and add your own stamp bit by bit and is likely to appeal to a wide range of buyers therefore early viewings is highly recommended.

- No Onward Chain
- Detached Bungalow
- Three / Four Bedrooms
- Bright Bay Window
- Ground Floor Bathroom
- First Floor W/C
- Driveway
- Garage
- Front and Rear Gardens
- Desirable Location

Travelling on Stockton Lane from York the turning for Ashley Park Road will be seen on the right hand side. The property 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 the Ofsted highly scoring Hempland Primary is the local Primary School.

