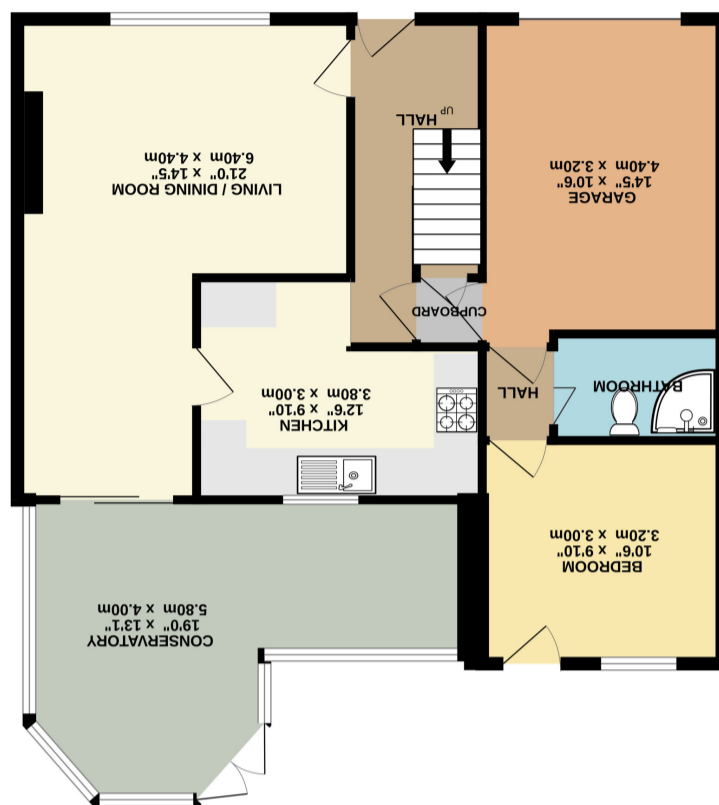
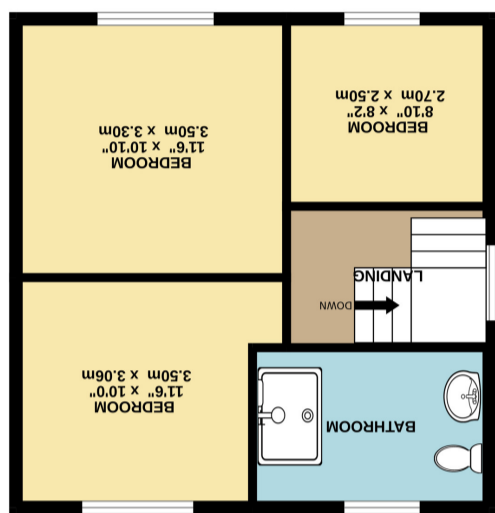


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such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



1ST FLOOR





## 44 Stone Riggs, Stockton on the Forest, York YO32 9UH

Located in the desirable village of Stockton on the Forest is this larger than average four bedroom semi detached home. Boasting a spacious living through dining room, modern white gloss kitchen, bright conservatory, a ground floor bedroom which could also be used as a second reception room or home office and a ground floor shower room. To the first floor are three good sized bedrooms and a modern shower room. The property also benefits from an integral garage, a block paved driveway for ample off street parking and a generous sized rear garden with raised decking, central patio, well kept lawn, mature borders and a summerhouse with additional patio, perfect for entertaining with friends and family. We feel this property deserves to be viewed to appreciate the size and location on offer and early viewing is highly recommended.

- Large Semi Detached Home
- Living / Dining Room
- Ground Floor W/C
- Ground Floor Bedroom / Second Reception Room
- Large Conservatory
- Three Good Sized Bedrooms
- Modern Shower Room
- Garage
- Village Location

Travelling into Stockton on the Forest on Stockton Lane from York. Continue on in to The Village and take the right hand turning on to Stone Riggs. The property can be found on the left hand side and can be identified by our For Sale sign.

Stockton on the Forest - a village of the outskirts of York ideal for commuting to York, A64, Vangarde, Monks Cross, Malton and onto the Coast. There is a village shop and bus links into York and the Malton.

