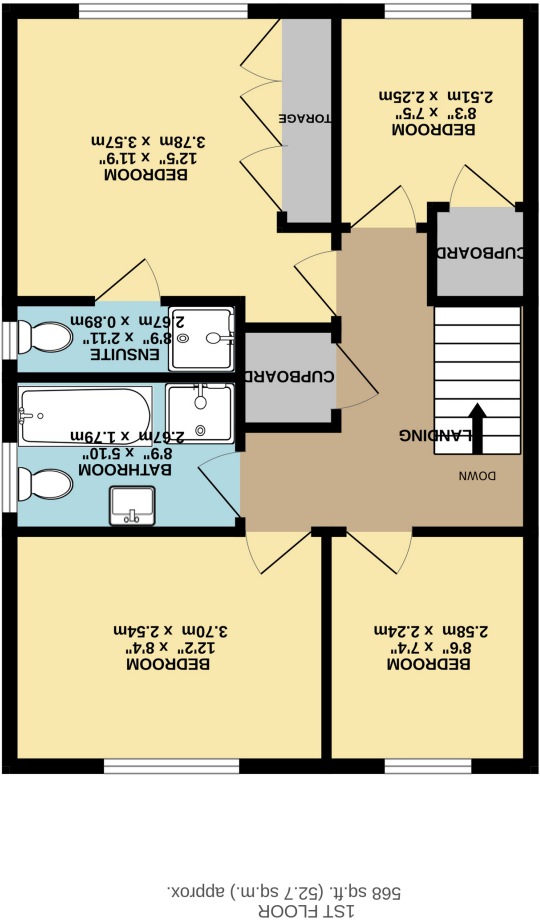
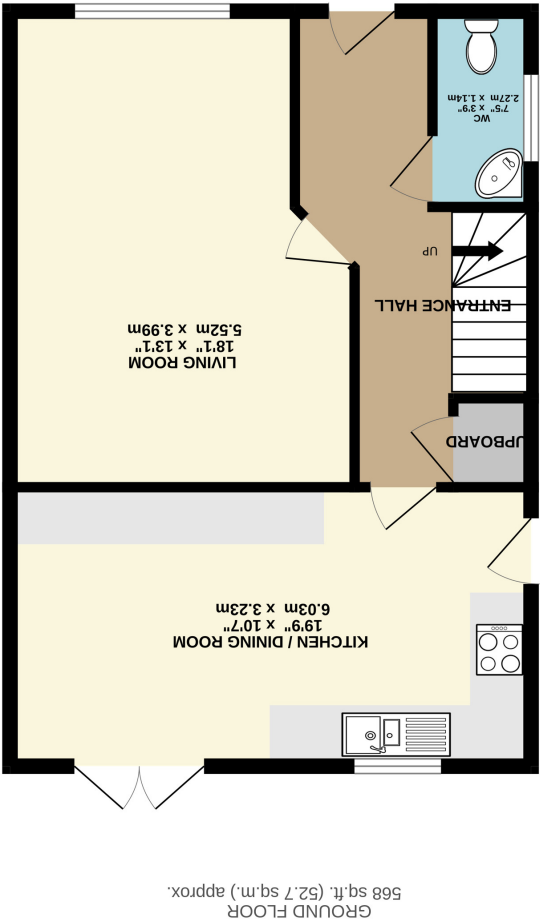




Dales Court, York YO31 1AB

£545,000 - EPC Rating - C



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## 4 Dales Court, York YO31 1AB

Tucked away within an exclusive collection of just seven homes off the highly regarded Stockton Lane, is this impressive four bedroom detached house. With no onward chain, this superb home is ready for its next chapter.

The ground floor has been thoughtfully designed for modern living. A welcoming hallway gives access to a bright and inviting lounge — an ideal space for relaxing, with a large front window allowing natural light to flood in. To the rear, the open-plan dining kitchen provides a real sense of space. Finished with integrated appliances and ample storage, this area also features patio doors opening directly onto the rear garden, creating a seamless flow for everyday living and entertaining. A downstairs WC and useful storage complete the ground floor. Upstairs, there are four well proportioned bedrooms, including a spacious main bedroom with fitted wardrobes and an ensuite shower room. The remaining rooms are served by a stylish family bathroom, offering a modern four piece suite. Externally, the property continues to impress. The generous sized, enclosed rear garden is made up with lawn and patio areas ideal for summer gatherings. The front garden is attractively landscaped, while a driveway provides off-street parking and leads to a detached garage. Positioned within one of York’s most sought-after residential areas, just a short distance from Heworth Village and a range of local amenities, this home perfectly balances peaceful surroundings with convenience. Offering move-in-ready presentation, generous space throughout, and scope for further personalisation, this property is sure to appeal to a wide range of buyers seeking a high-quality home in a prime location. Early viewing is highly recommended.



- No Onward Chain
- Detached House
- Modern Open Plan Dining Kitchen
- Ground Floor W/C
- Ensuite Shower Room
- Four Bedrooms
- Good Sized Lounge
- Desirable Location
- Detached Garage
- Driveway

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 Whitby Avenue and left into Whitby Drive. Take the first left hand turning and continue in to Dales Court where the property is situated on the right hand side.

