

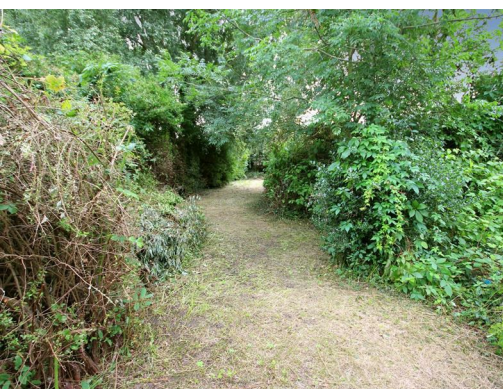


Stockton Lane, York YO31 1JW

Offers In The Region Of £350,000

SK Estate Agents are delighted to offer to the market for SALE with NO CHAIN the excellent opportunity to acquire this good sized, three bedroom detached, dormer bungalow situated in this popular neighbourhood. The property is currently used as a chiropractic clinic having potential to be reverted back to a three bedroom residential property. This spacious property is conveniently placed just a short distance from York City Centre and is close-by to good local shops, schools and good transport links. Ideally suited to first time buyers or families, the accommodation currently comprises: Kitchen, dining room, utility room, WC, occasional room, three good sized bedrooms, a driveway for off-street parking and gardens to the front and rear. A viewing is highly advised to avoid disappointment.

Tenure: Freehold



Entrance Hallway

Entrance through side facing part glazed door into entrance hallway. Having carpeted flooring and gas central heating radiator.

Kitchen

10'7 x 12'11 (3.23m x 3.94m)

Fitted with a range of wall and base units and breakfast island. Having dual aspect double glazed windows to side and rear and rear facing part glazed door to pleasant rear garden. Also benefiting from pantry store, sink and space and plumbing for washing machine.

Dining Room

12'3 x 15'5 (3.73m x 4.70m)

Made bright and airy by virtue of the dual aspect double glazed windows to side and rear. Having wooden floorboards, gas central heating radiator and stairs rising to first floor.

Landing

Having carpeted flooring, rear facing Velux window and eaves storage.

Bedroom Three

10'1 x 12'1 (3.07m x 3.68m)

Having carpeted flooring, side facing Velux and gas central heating radiator. Also benefiting from eaves storage.

WC

Fitted with suite comprising vanity wash and basin and low flush WC. Having side facing double glazed obscured glass window and cushioned flooring.

Utility Space

5'9 x 6'7 (1.75m x 2.01m)

Previously a bathroom, having carpeted flooring, side facing double glazed obscured glass window and gas central heating radiator.

Occasional Room

11'10 x 5'9 (3.61m x 1.75m)

Having carpeted flooring, side facing double glazed window and gas central heating radiator.

Bedroom One

12'3 x 10'10 (3.73m x 3.30m)

Front facing bedroom having double glazed bay window, gas central heating radiator and carpeted flooring.

Bedroom Two

12'3 x 8'7 (3.73m x 2.62m)

Side facing and having gas central heating radiator, carpeted flooring and double glazed window.

Lounge

10'11 x 13'9 (3.33m x 4.19m)

Front facing and having double glazed bay window, gas central heating radiator and carpeted flooring.

Outside

To the front of the property there is a large driveway providing off road parking for a number of vehicles.



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Company No: 08028567

The large enclosed rear garden is mainly laid to lawn and benefits from tandem garage having up and over door and power and lighting.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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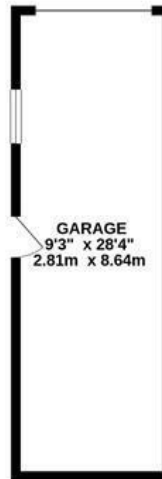
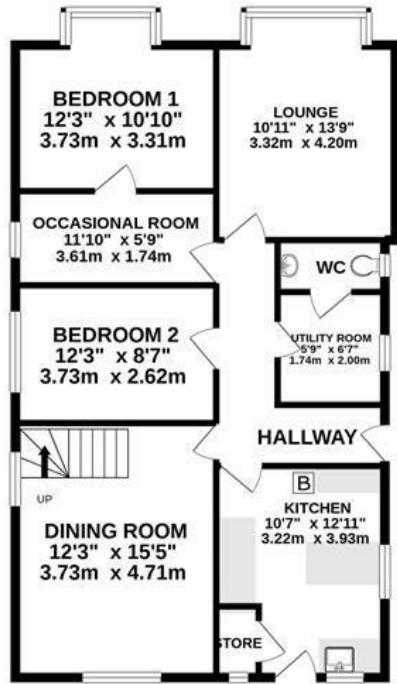


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GROUND FLOOR
1161 sq. ft. (107.9 sq. m.) approx.

1ST FLOOR
201 sq. ft. (18.6 sq. m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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