



HUDSON  
MOODY

Oakwood, 99 Stockton Lane, York YO31 1JA

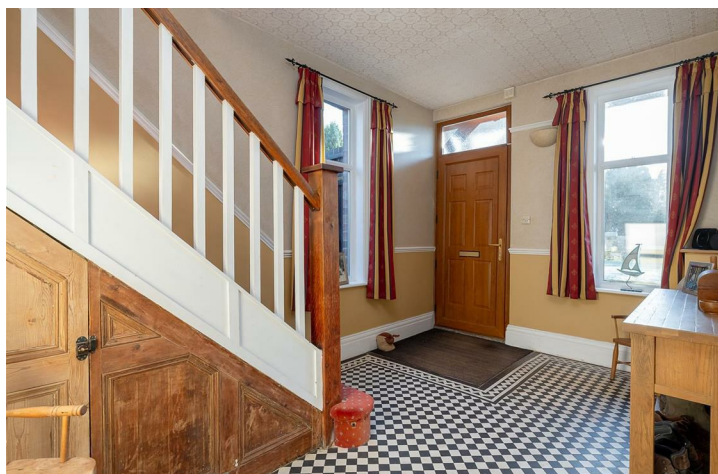
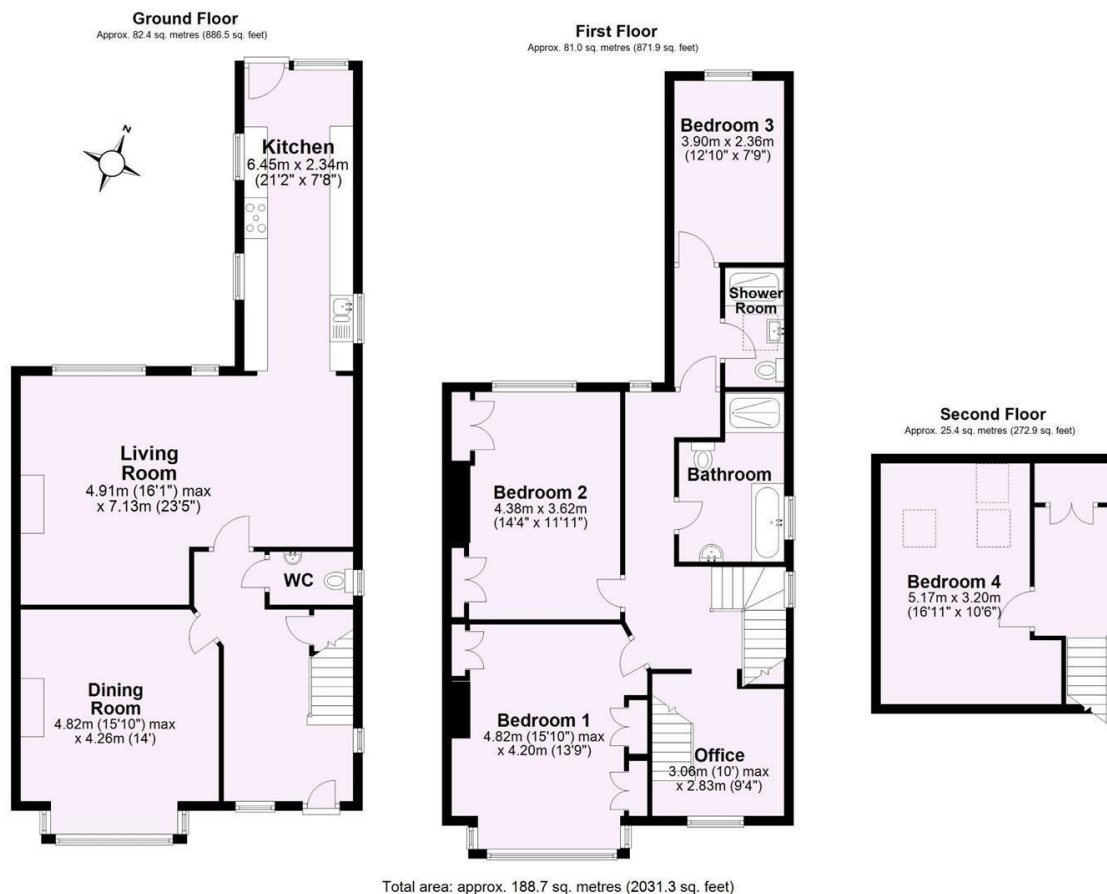
A beautiful semi-detached home, occupying a substantial plot on Stockton Lane in the Heworth area of York. Offering over 2000 square foot of versatile accommodation and extensive gardens.

- Beautiful Semi Detached Period Home
- Grand Entrance Hall, Two Reception Rooms
- Open Living Living Dining Family Room with Log Burning Stove
- Three First Floor Bedrooms, Two Bathrooms, and Office Space
- Second Floor Double Bedroom with Velux Windows and Eaves Storage
- Extensive Private Gardens with Covered Entertaining Area
- Set Back from the Main Road with Ample Off Street Parking
- Highly Desirable Area Close to Amenities, the City Centre and Vanguard Shopping Park
- Catchment Area for Hempland School
- No Onward Chain

**Guide Price £900,000**

**Tenure: Freehold**

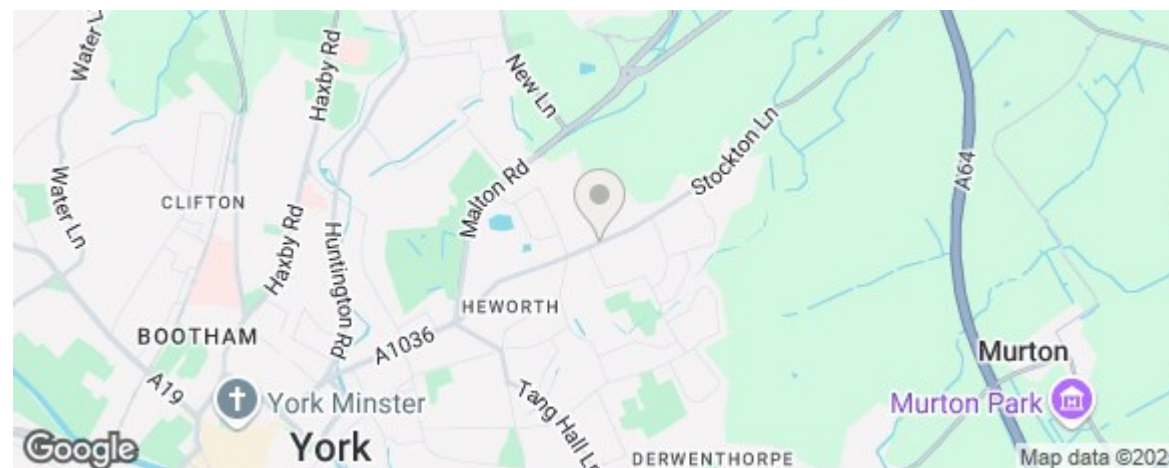
**Council Tax Band: F**







| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 65      | 72        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



#### IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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