



## The Village, Stockton On The Forest, York Price Guide £425,000

A spacious semi-detached home with three double bedrooms in this highly sought after village location with additional one bedroom annexe and significant garden to the rear.



## Main Property

A uPVC door to the front elevation leads into the entrance porch.

The sitting room is accessed off the entrance porch and is spacious in size with a feature gas fireplace and large uPVC double glazed window to the front elevation allowing light to flow into the room.

The kitchen has a combination of base and wall storage units with laminate preparation surfaces and tiled splashbacks. There is a stainless steel sink with drying area, Belling gas range cooker, space for a freestanding fridge/freezer and useful understairs storage cupboard.

Through the kitchen is the utility room which has space for a washing machine and drier, additional storage and sink plus a convenient rear access door.

The dining room, which could easily be used as a playroom, completes the downstairs living accommodation.

Stairs from the entrance porch lead up to the first floor landing which has a useful storage cupboard.



There are three well-proportioned double bedrooms with bedrooms one and two each having fitted cupboard space.

The bathroom has part-tiled walls with a bathtub with shower over and wash hand basin. There is also a separate WC.

## Annexe

The annexe is accessed to the rear elevation into the kitchen which has wall and base storage units, sink with drying area and 4 ring gas hob.

The sitting room is located through the kitchen and has a gas fireplace and a uPVC window to the front elevation.



To the first floor is the annexe's bedroom which has fitted wardrobes. There is also a bathroom with bathtub, shower, WC and wash hand basin.

The annexe has a separate council tax band which is City of York Band A.

## Outside

To the outside the property has a substantial enclosed garden to the rear which is predominately laid to lawn. There are two timber storage sheds and access gates from De Mauley Place.

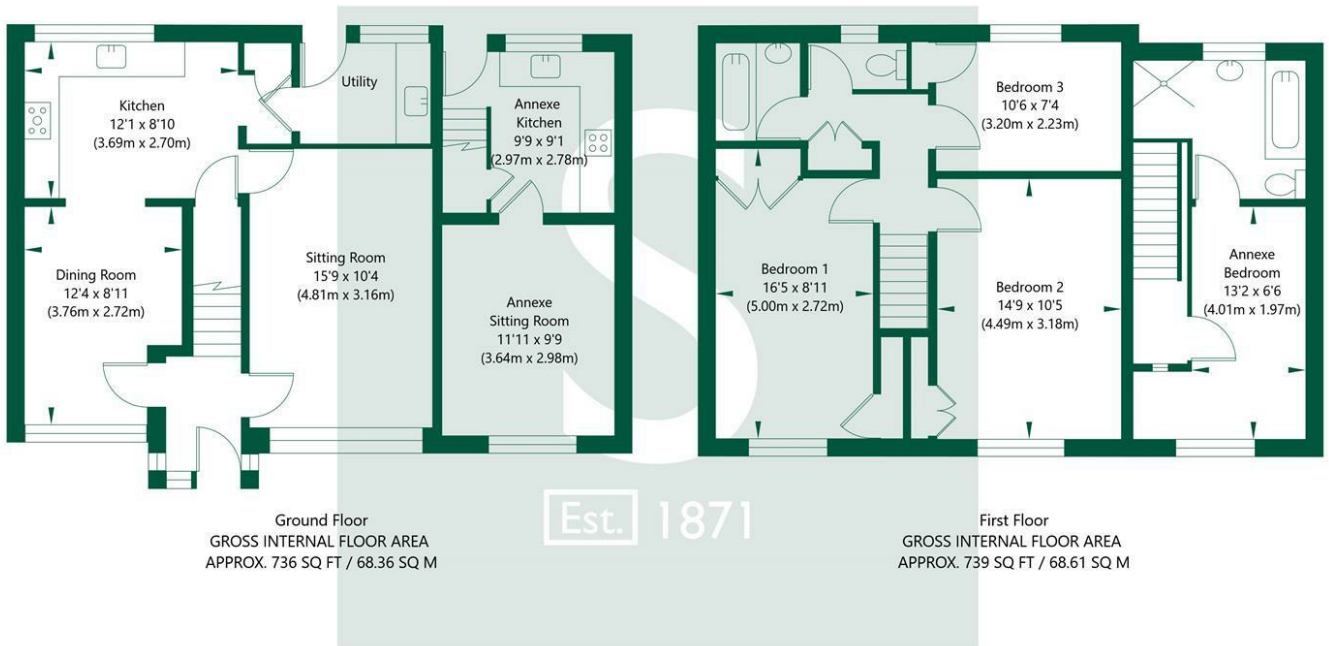


The property has a lawned front garden and ample off street parking.

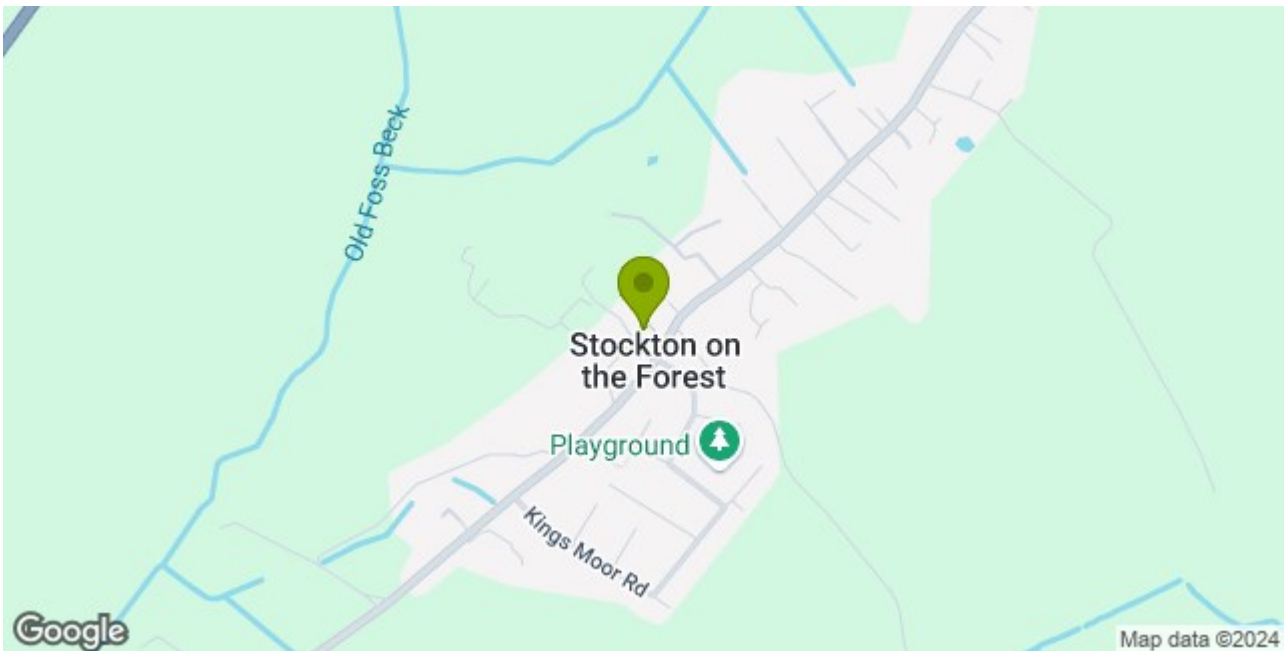
It is therefore as agents that we strongly recommend an internal inspection.



De Mauley Place, Stockton on the Forest, York, YO32 9UN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1475 SQ FT / 136.97 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
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- J C Drewniak BA (Hons)

**Associates**

N Lawrence

