



## 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.



## Services

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: D

Council Tax: C - City of York

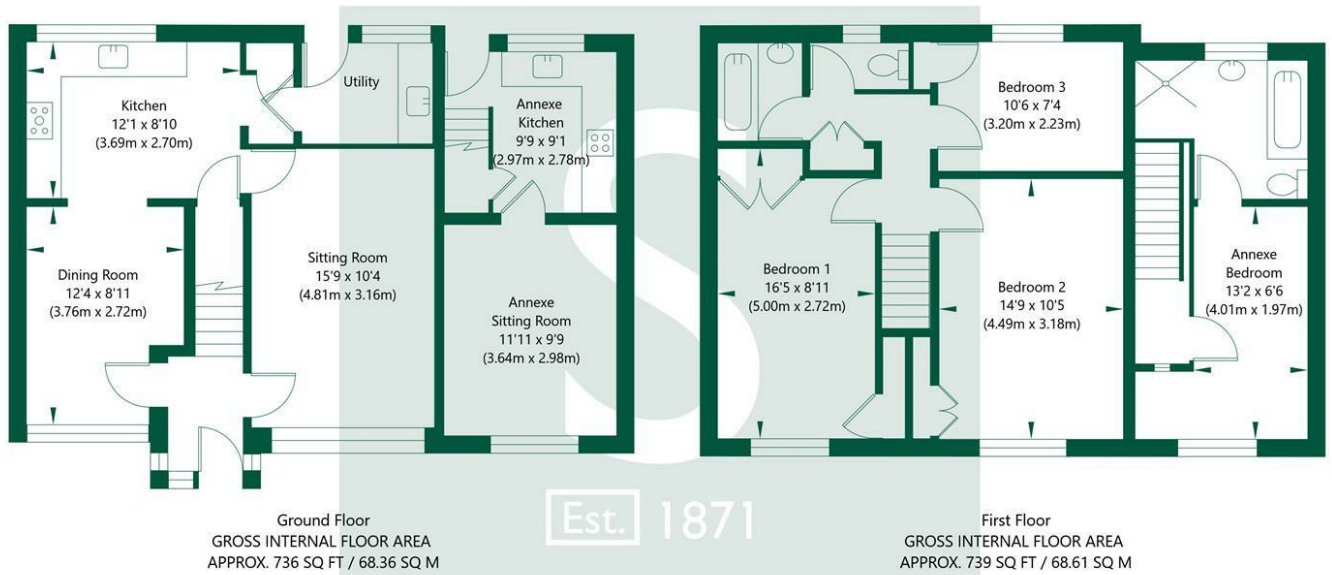
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 809900

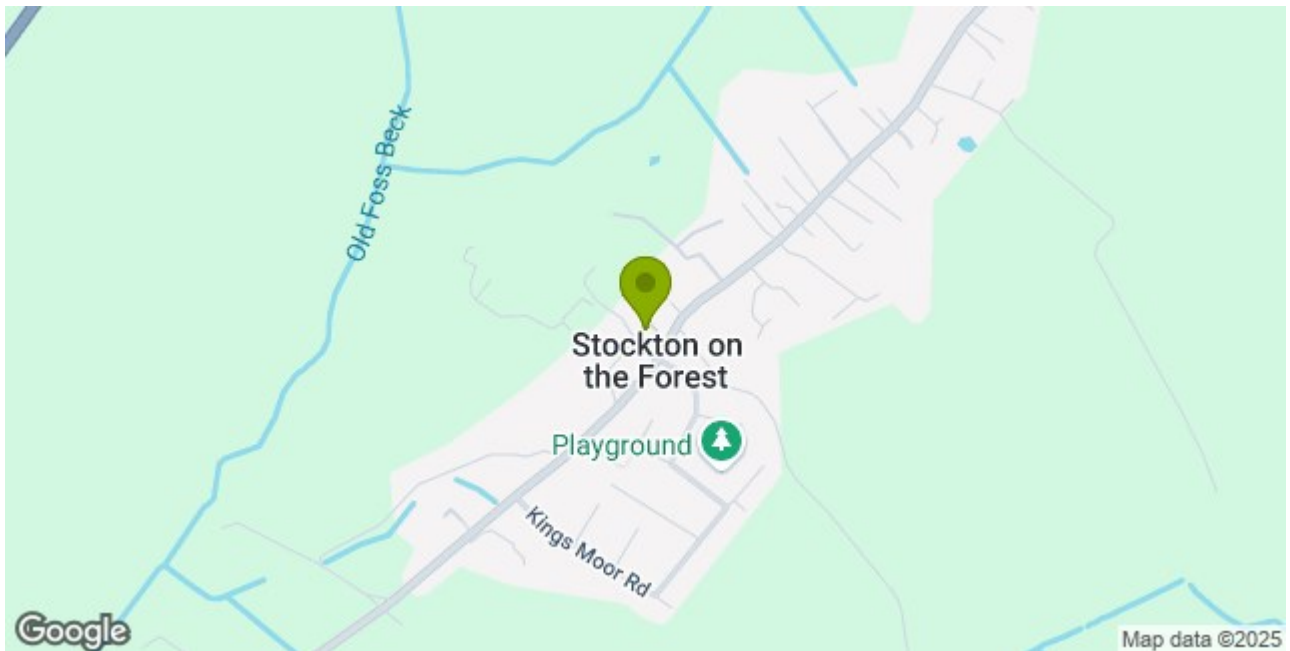
\*Download speeds vary by broadband providers so please check with them before purchasing.



# 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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