

# 37 STOCKTON LANE

York

## 37 STOCKTON LANE

**Superb family house with a long garden  
located in a favoured address on the north  
side of York**

*York city centre 1.5 miles • York railway station 2 miles  
Leeds 30 miles • Harrogate 36 miles • Yorkshire coast 39 miles*

Entrance and staircase hall • cloakroom/wc • sitting room  
• open plan kitchen/dining/living room • utility room

Principal bedroom with en suite bathroom • 3 further  
bedrooms • house bathroom • study/bedroom 5

Driveway parking for up to 4 cars • front garden

Long rear garden • log store • 2 sheds

For Sale Freehold

**Blenkin**  
& Co

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37 Stockton Lane, York YO31 1BP

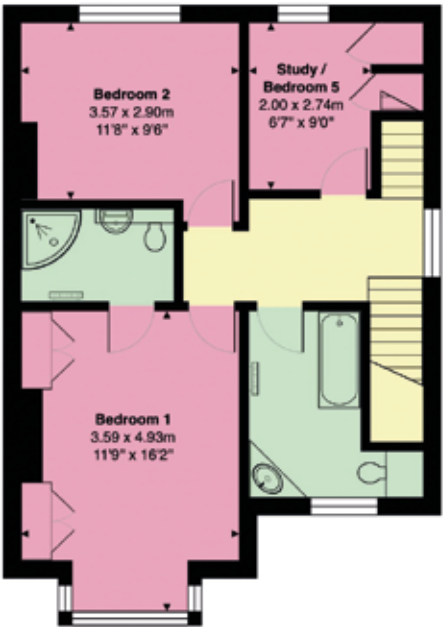
Approximate Gross Internal Floor Area  
188.7 SQ M / 2031 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

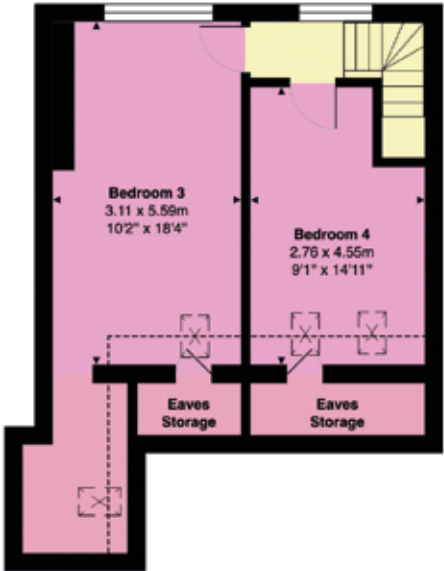
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	83
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Current	Potential	



Ground Floor  
Gross Internal Area: 87.2 m<sup>2</sup> ... 939 ft<sup>2</sup>



First Floor  
Gross Internal Area: 56.7 m<sup>2</sup> ... 611 ft<sup>2</sup>



Second Floor  
Gross Internal Area: 44.7 m<sup>2</sup> ... 481 ft<sup>2</sup>

City

Country

Coast

No. 37 is a handsome semi-detached house constructed in the 1920s. It has, in recent years, been sensitively remodelled and extended to create a family home of more than 2000 sq ft. At its heart is an impressive open plan kitchen/dining/living room which extends some 20 ft x 31 ft and has six bi-fold doors that open directly onto the lengthy rear garden. The house is set back from leafy Stockton Lane behind a generous driveway with a Pod Point EV charger and offers ideal family space at the rear. Stockton Lane lies in a sought-after residential district of York with local amenities and within walking/cycling distance of the city centre.

- Semi-detached family house with a wonderful 150 ft long garden
- Circa 1926, superbly extended and updated
- Family accommodation of 4/5 bedrooms arranged over 3 floors
- Outstanding open plan kitchen/dining/living room
- Ample storage throughout including eaves storage
- Driveway parking for up to 4 cars
- Convenient for city centre, railway station and Vangarde/Monks Cross
- Close to 'Outstanding' state schools and convenient for St Peter's and Bootham schools
- Rapid access to the A64 linking to Leeds and motorway network



**Tenure:** Freehold

**Services:** Mains water, electricity, drainage, and gas central heating. Worcester boiler. Superfast broadband with boosters. Hive heating – energy saving technology.

**Council Tax Band:** D

**EPC Rating:** C

**Local Authority:** City of York Council [www.york.gov.uk](http://www.york.gov.uk)

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale.

All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

**Money Laundering Regulations:**

Prior to a sale being agreed, prospective purchasers are required to produce identification documents to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale..







The current owners extended upwards in 2013 to form a large dormer loft extension on the second floor and, in 2016, they extended the rear elevation on the ground floor to create a substantial kitchen/dining/living room. The renovation has been finished to a high spec and includes a handmade kitchen, recessed downlights and column radiators that sit comfortably alongside the period 1920s building with original staircase, panelled doors, fireplaces, stained glass and plasterwork. This is an energy efficient property with double glazed windows (newly fitted on the front elevation) and a fully insulated roof and includes an EV charging point.

The kitchen/dining/living room is a superb family space that extends the width of the house. It comes with an Amtico flooring,

two large lantern windows and connects seamlessly to the garden terrace via bi-fold doors. The room accommodates a cosy living area featuring a Charnwood log-burning stove on a slate hearth and a generous dining area. The handmade kitchen of Cookhouse Design York has been fitted with shaker-style cabinet doors of oak and solid oak worktops; it also incorporates integrated Neff appliances including two full-size ovens with slide & hide doors, larder cupboards and a family-sized island unit with a quartz worktop, 1½ bowl basin, integrated microwave and breakfast bar. An adjacent, fitted utility room includes a stable door to the garden. The sitting room is a light and well-proportioned room with a square bay, dado rail and a multi-fuel stove within a traditional fireplace, flanked by fitted cupboards and bookshelves.



Up to five bedrooms are arranged over two floors. On the first floor, the principal bedroom suite has two fitted wardrobes and a square bay window facing south; alongside is a bathroom with corner shower, wc and basin within a fitted vanity unit. The three further bedrooms are all doubles served by a house bathroom and bedroom 5 is currently equipped as a study/home office with fitted cupboards. The second floor bedrooms both have good ceiling heights and Velux windows, with the larger of the two also benefiting from a play area and substantial window providing a leafy aspect across the rear garden and beyond.

## Outside

The front boundary wall, like many of the Stockton Lane properties, was constructed using the gritstone of York Prison following its demolition in the 1930s. Brick pillars stand at the head of the gravel driveway which provides parking for up to four cars at the front of the house. The deep front garden is bounded by timber fencing on two sides and includes a section of lawn with mature shrubs and a garden gate giving access to the side return. The rear garden extends some 150 ft and is also enclosed by fenced boundaries. It is sub-divided into three distinct areas: at the top of the garden is a paved terrace abutting the house sheltered by a low wall and overlooking a lawn shaped by herbaceous borders; a pergola with pathway leads to a further paved area and stretch of lawn enjoying south facing sunshine and sheltered by trellis and a sweet chestnut tree; at the farthest end lies the informal family garden with two storage sheds and a lawned area ideal for family sport. From here, leafy garden views can be enjoyed over the neighbouring private lake teeming with wildlife.









## Environs

Stockton Lane is a long leafy residential street heading north out of the city and is the focal point of a popular residential district abutting Heworth Village. It sits alongside the green open spaces of Monk Stray, ideal for dog walking, and Heworth Golf Club is nearby. York city centre can be reached on foot or by bike, and the Coastliner bus service runs into York and out to the Yorkshire coast. The Vangarde Shopping Park with its flagship Marks & Spencer store and Monks Cross are just over a mile away and the Hopgrove roundabout, immediately beyond on the outer ring road, gives rapid access to the A64 serving Leeds and the national motorway network. The property lies within the catchment of 'outstanding' secondary schools and within easy reach of independent schools such as Bootham and St Peter's.

## Directions

No. 37 lies on the left-hand side when heading out of the city, opposite Oakland Avenue.

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## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** January and April 2025. Brochure by wordperfectprint.com



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