



## The Village, Stockton On The Forest, York, YO32 9UW

- DETACHED HOME
- REFURNISHMENT REQUIRED
- GENEROUS PLOT
- OUTBUILDINGS
- SOUGHT AFTER LOCATION

**£550,000**





# The Village, Stockton On The Forest, York, YO32 9UW

## DESCRIPTION

A charming, detached home in the sought after village of Stockton on the Forest, approximately four miles from the heart of York's historic city centre.

The property is in need of refurbishment and offers an incredible opportunity for somebody to create their dream home in a prime location.

Originally built around 1750 the property has had a series of extensions and now offers over 1900 sqft of space in total whilst sitting on a generous plot.

Upon entering the property you have a porch leading through to the hallway. There is a large lounge diner which runs the full length of the property with windows to the front and side elevations and patio doors to the rear leading to the garden.

The kitchen breakfast room is located to the rear of the house and features a range of base and wall units, integrated eye level oven and space and plumbing for appliances. Beyond the kitchen you have a utility room with downstairs W.C beyond.

Back to the front of the property you have a further reception room off the hall which in turn leads to a ground floor bedroom with ensuite shower room.

To the first floor you have three bedrooms and the main bathroom with sink, W.C and bath.

Externally the property has a front garden and gated side access leading to the garden and outbuildings.

Viewing of this property is highly recommended to truly appreciate the potential it offers.

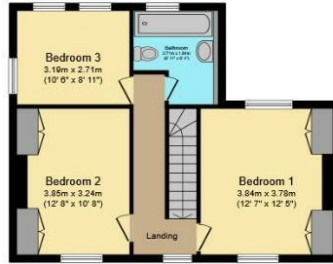




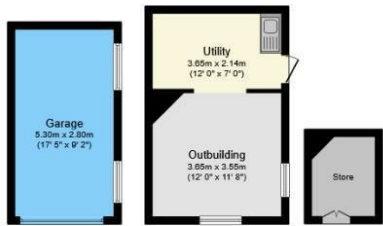




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 181.0 m<sup>2</sup> (1,948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Viewings**

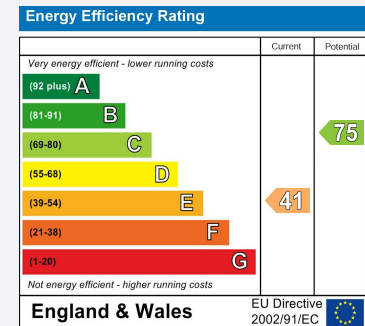
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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