



## Stockton Lane, York £350,000

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A most spacious two bedroom ground floor flat set within front and rear gardens in one of Yorks most sought after locations, with detached garage and vacant possession.



## Accommodation

A substantial 2 bedroom ground floor flat occupying a choice position within this most sought after location and being offered for sale with no onward chain.

Internally, the property is entered through a panelled entrance door into a spacious reception hall with cove cornices and dado rail. There is a secondary substantial reception hall which benefits from feature Parquet flooring and a double radiator.

The principal reception room is a living room which has a corned bay window with sliding sash casements. There are two double radiators and a feature fireplace with stone exposed surround.

The property features a separate sitting room again, having a bay window to the side elevation with sliding sash casements in addition to twin radiators and a picture rail.

The property's dining room has an open fireplace set on a tiled hearth in addition to a triple fronted storage cupboard, double radiator, and cove cornices.

The kitchen currently has a range of built-in base units to 2 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards as well as a built in Electrolux oven with 4 point gas hob unit. The kitchen provides space for a free standing fridge freezer unit and hosts the Worcester gas fired central heating boiler.

There is a separate cloakroom having a low flush W/C, two separate wash hand basins and a bidet.

There is a garden room which is of brick uPVC construction with surrounding casement windows and French doors leading out onto the gardens beyond. The garden room has a double radiator as well as plumbing for a washing machine.

The property features 2 double bedrooms in addition to a house bathroom which has a low flush W/C, pedestal wash hand basin and inset panelled bath with shower attachment and tiled splashbacks.



## To The Outside

The property is situated on the corner of Stockton Lane and Whitby Avenue having an enclosed front garden which is extensively gravelled with central rockeries and planted side borders.

There is pedestrian access to the side of the property with twin wrought iron gates.

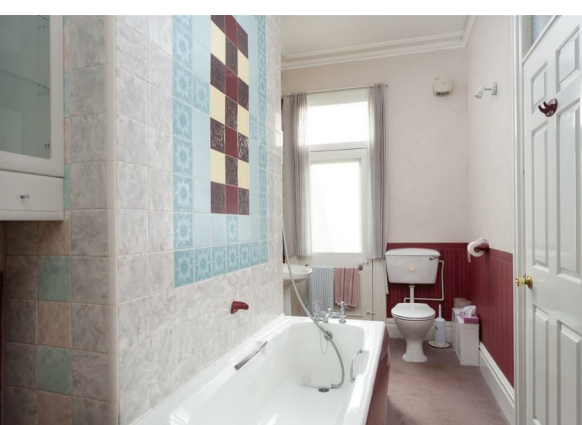
To the rear of the site, is a further landscape garden with snaking central pathway and raised hardstanding. The rear garden has a number of planted borders with surrounding walled and fenced boundaries.

Crucially, there is vehicular access off Whitby Avenue onto a hardstanding which in turn gives access to a detached garage which is included within the sale.

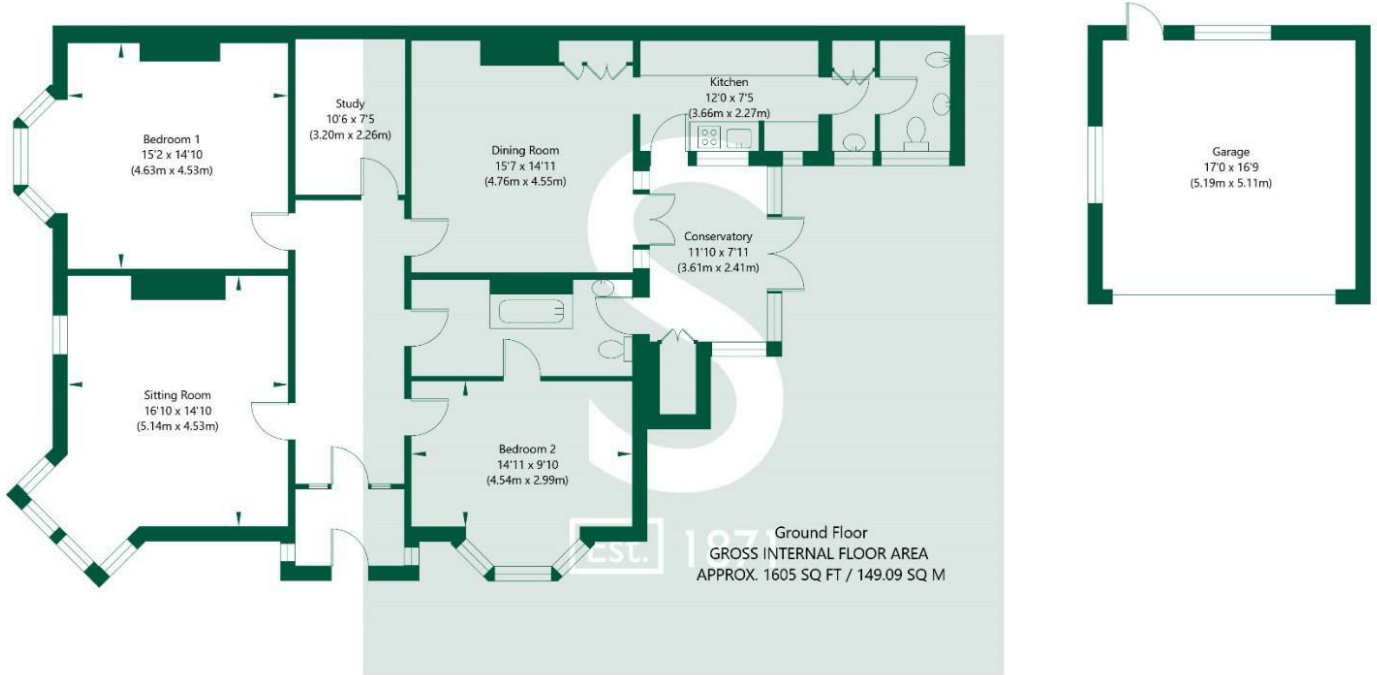
The property is being offered for sale with vacant possession and an early inspection is strongly recommended.

## Agents Note

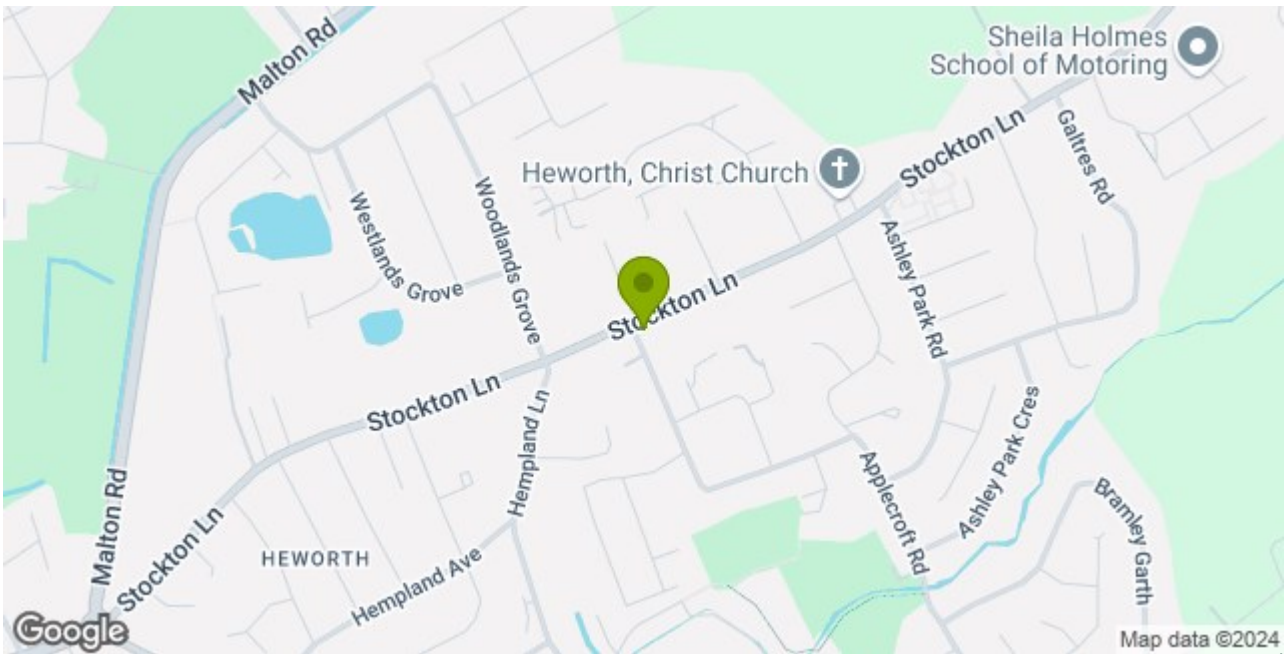
Please note this property is available to cash buyers only.



Stockton Lane, York, YO31 1EY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1605 SQ FT / 149.09 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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