

Woodlands Grove, Stockton Lane, York £675,000

This beautifully presented 1930's detached home has a wealth of original features, and has been redecorated and upgraded to the highest of standards by our vendors.



Having been recently refurbished to a high specification, this attractive 1930's detached property, boasts a lovely private rear garden, and is choicely situated off the ever-popular Stockton Lane.

Superbly located off the sought-after Stockton Lane in the popular area of Heworth, the property offers easy access to a range of independent shops and amenities with the shopping parks of Monks Cross and Vanguarde also within easy reach. Additionally, the property falls within the catchment area for highly regarded primary and secondary schools.



The impressive accommodation reveals a glorious bright hallway fitted with William Morris Wallpaper, featuring a large window and parquet flooring, leading to the both principal reception rooms. At the front, an attractive bay-fronted sitting room retains its original flooring, complemented by a newly installed feature gas stove and limestone hearth.

The formal dining room, presents wonderful views overlooking the rear garden and showcases Crittall style bi folding doors, panelled walls, a feature fireplace, and restored original flooring.



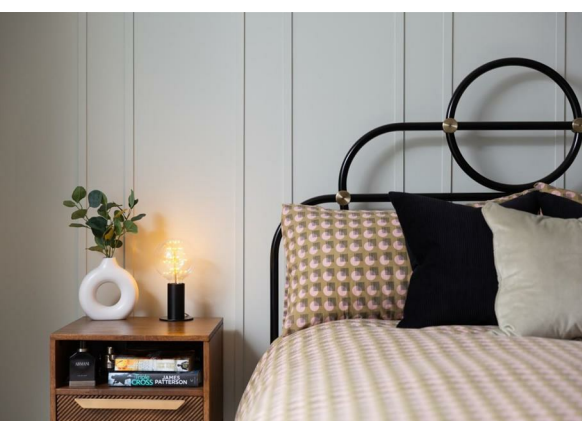
The kitchen is equipped with a range of modern wall and base units, a breakfast bar, integrated dishwasher, oven/grill, gas hob, and extractor with space for a freestanding fridge freezer completed with a stainless steel sink with mixer tap over. A door provides access to a boot room with a seating area, WC, and a cupboard housing the boiler.

To the first floor a light and spacious landing leads to three double bedrooms, including a master bedroom with bay window to the front elevation. The loft is also accessible and could easily be converted STPC to create additional bedroom(s) or is the perfect additional storage space.

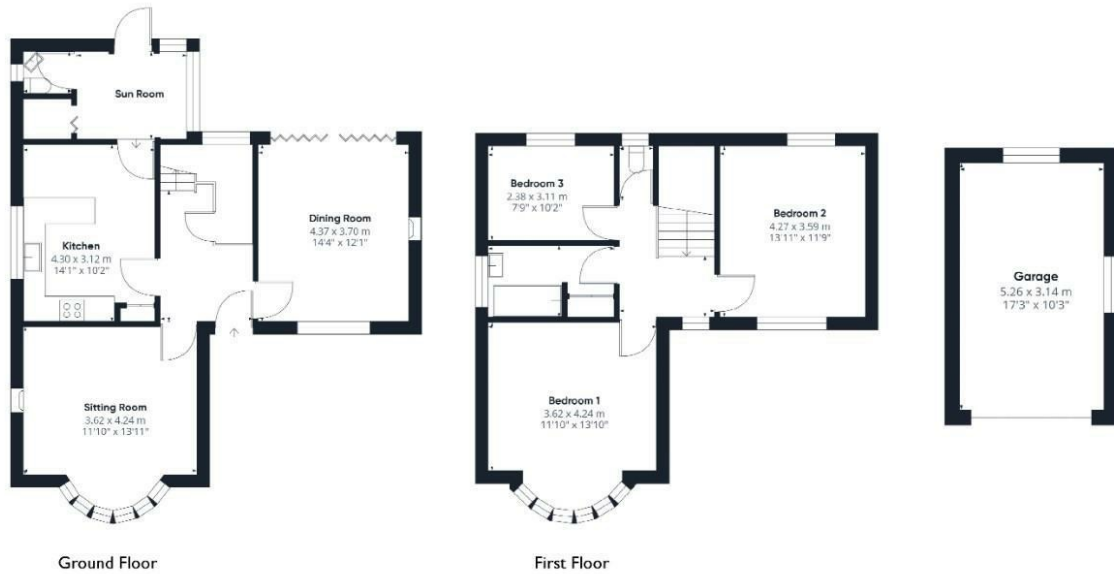


The internal accommodation is finished with a modern house bathroom comprising of a panelled bath with shower over and a tiled splashback, ceramic sink with vanity unit and black matte tap and a separate W.C.

Externally, the property sits proudly along Woodlands Grove, featuring a decorative brick wall, borders, and a lawn. A driveway to the side leads to a detached garage with power, light and electric car charging point. The impressive large rear garden is mainly laid to lawn with well-stocked borders and a patio area. The garden enjoys a remarkable degree of privacy and abundant sunlight throughout the day with a secluded raised decked area ideal for al fresco dining.



In summary, this is a fantastic opportunity to secure a beautifully finished period home close to the city centre and amenities.



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Est. | 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 1347 SQ FT / 125.1 SQ M – (Excluding Garage)
 Ground Floor Area: Approx. 718 SQ FT / 66.7 SQ M First Floor Area: Approx. 629 SQ FT / 58.45 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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