



Stockton Lane, York £1,450 Per Month

A substantial detached property situated on the edge of this highly convenient village, enjoying rural views. Well presented throughout. Unfurnished with Gas central heating, double glazing. Reception hall, cloakroom/WC, 21` lounge, 28` fitted dining kitchen with appliances, utility. 4 bedrooms, en suite shower, family bathroom. Ample parking, large garage.

EPC 64 D. NO SMOKERS. NO PETS.



DESCRIPTION

Reception Hall. With hardwood panelled external door, varnished flooring, central heating radiator, recessed with shelving, cloaks recess, central heating radiator.

Cloaks/WC. With white suite comprising low flush WC with concealed cistern, hand basin over fitted unit, tiled floor, walls part tiled, extractor fan, central heating radiator.



Lounge. Approx 20`11" x 13`2" (6.38m x 4.01m) with cast iron gas stove recessed to brick feature chimney breast with tiled hearth, 3 central heating radiators, part glazed hardwood double doors overlooking rear garden, carbon monoxide detector.

Dining Kitchen. Approx 28`9" x 9`8" (8.76m x 2.94m) with 1.5 bowl sink with mixer tap, range of fitted base units and drawers with cream/wood effect doors beneath Corian worktops, matching breakfast bar, tiled splashback, matching wall units, tiled floor. Electric range style cooker with ceramic hob, cooker hood, dishwasher, fridge freezer, microwave, central heating radiator, walk-in pantry with shelving, hardwood stable door to rear garden.



First Floor Landing. Central heating radiator, smoke alarm.

Bedroom One (rear). Approx 12`2" x 11`5" (3.71m x 3.48m) with laminate floor, central heating radiator, range of wardrobes.

En Suite Shower. With shower cubicle with glazed door, low flush WC, hand basin, 2 central heating radiators, extractor fan.



Bedroom Two (front). Approx 17`0" x 9`5" (5.18m x 2.87m) with central heating radiator, cylinder/airing cupboard with immersion heater, 2 double and 1 single fitted wardrobes.

Bedroom Three (rear). Approx 16`9" x 10`6" (5.10m x 3.20m) with central heating radiator, 2 double fitted wardrobes, eaves storage.

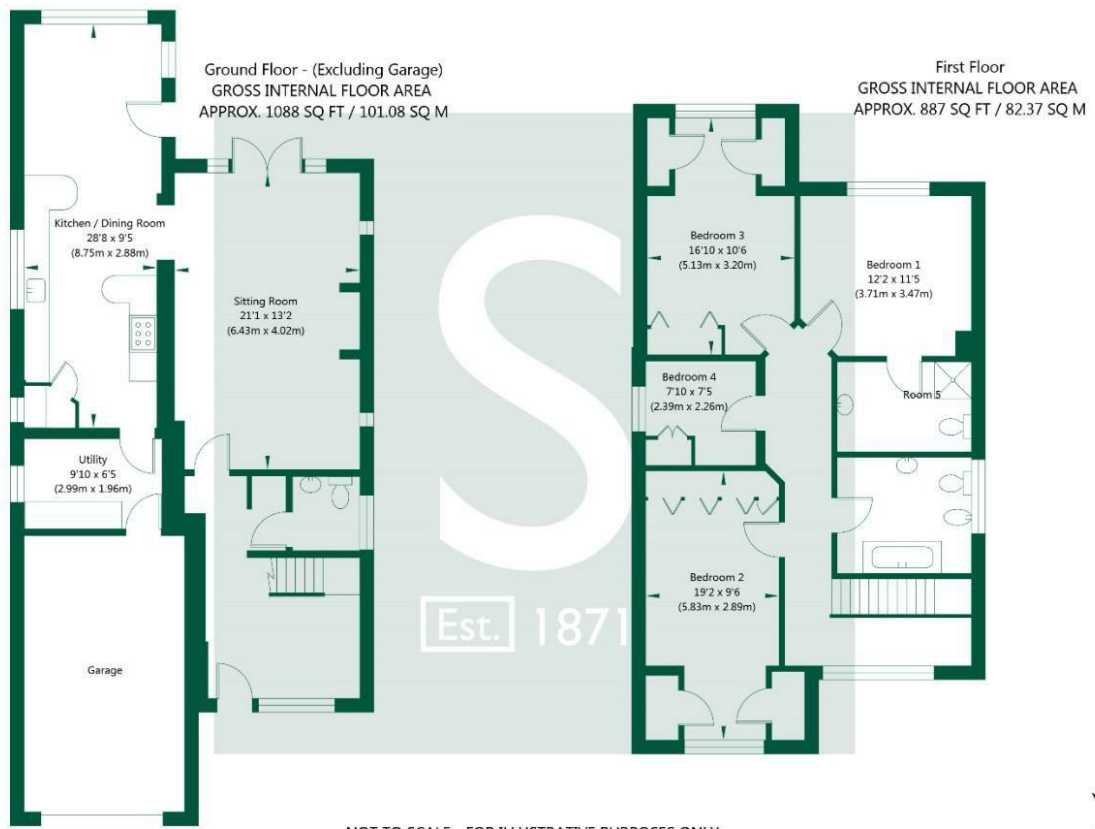
Bedroom Four (side). Approx 7`5" x 7`9" (2.26m x 2.36m) with fitted wardrobe, central heating radiator.



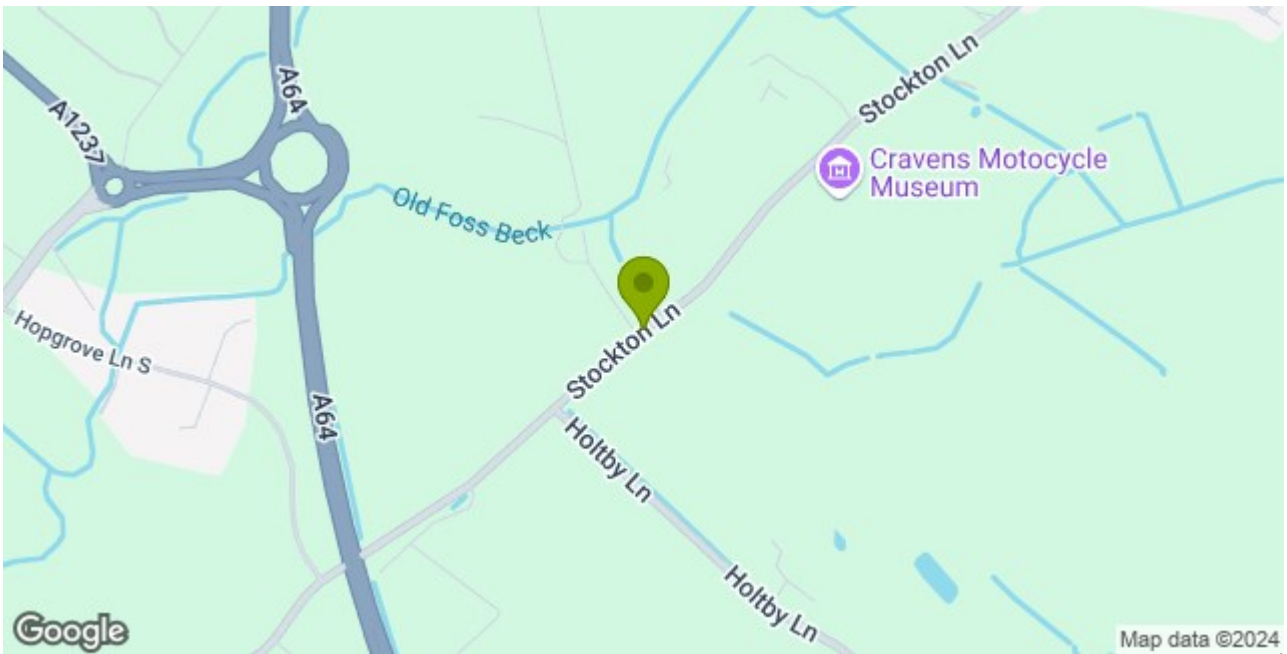
Bathroom/WC. With white suite comprising bath with mixer shower, pedestal hand basin, low flush WC, bidet, central heating radiator, walls part tiled, extractor fan.

Outside. Ample gravelled parking area to front, integral garage approx 20`0" x 11`4" (6.10m x 3.45m) with electric up and over door, central heating radiator, inner door to utility, rear garden with paved patio, lawn, small brick outbuilding. The garden is enclosed and enjoys a rural aspect to the rear.

Stockton on Forest, York, YO32 9UE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1975 SQ FT / 183.45 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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