



The Hollies, Stockton On The Forest, York £950,000

A wonderfully presented detached family home set across three floors offering spacious living accommodation in this highly sought-after village location. Stretching to over 2600 sq. ft., the property is offers excellent access links to A64, York Outer Ring Road and City Centre



Accommodation

The property is accessed via a uPVC door leading into the entrance hall which benefits from a useful understairs storage cupboard and convenient WC.

The sitting room is dual aspect in design with a large bay window to the front elevation and French doors to the rear allowing for a light, airy feel. There is also a feature gas fireplace positioned centrally which acts as the focal point of the room.

The breakfast kitchen is contemporary in design with a combination of base, wall and full height units as well as a breakfast bar. There are a range of integrated appliances including AEG induction hob, AEG oven and microwave oven with warming drawer below, SMEG dishwasher and wine cooler. The kitchen has a 1 1/2 sink with drying area and space for an American style fridge/freezer and freestanding dining table.

Through the kitchen is the garden room which enjoys pleasant views over the rear garden and has French doors leading out to it.

There is a utility room which has additional storage units, stainless steel sink, space for washing provisions and an access door leading out to the side elevation.



A good-sized dining room completes the downstairs living accommodation. This room could also be used as a second sitting room, play room or study.

A turned staircase from the entrance hall leads up to the first floor landing which has a useful storage cupboard and provides access to three double bedrooms and the house bathroom.

Bedroom one is a substantial double complete with a large dressing room with fitted wardrobes. In the bedroom itself are additional built-in wardrobes and a 'hidden' ensuite shower room with underfloor heating. The ensuite is fully tiled with double wash hand basin, walk-in shower unit and low flush WC.



Bedroom two also benefits from an ensuite shower room.

The house bathroom comprises a three-piece suite including bathtub, low flush WC, wash hand basin with mixer tap and heated towel rail.

To the second floor are a further two double bedrooms and another shower room. There is also a useful storage cupboard which houses the hot water cylinder and gas boiler.



Outside

To the outside, the property has a good-sized garden to the rear which is predominately laid to lawn with well-kept borders. There is also a block paved patio area ideal for entertaining guests and which leads round to the side garden.

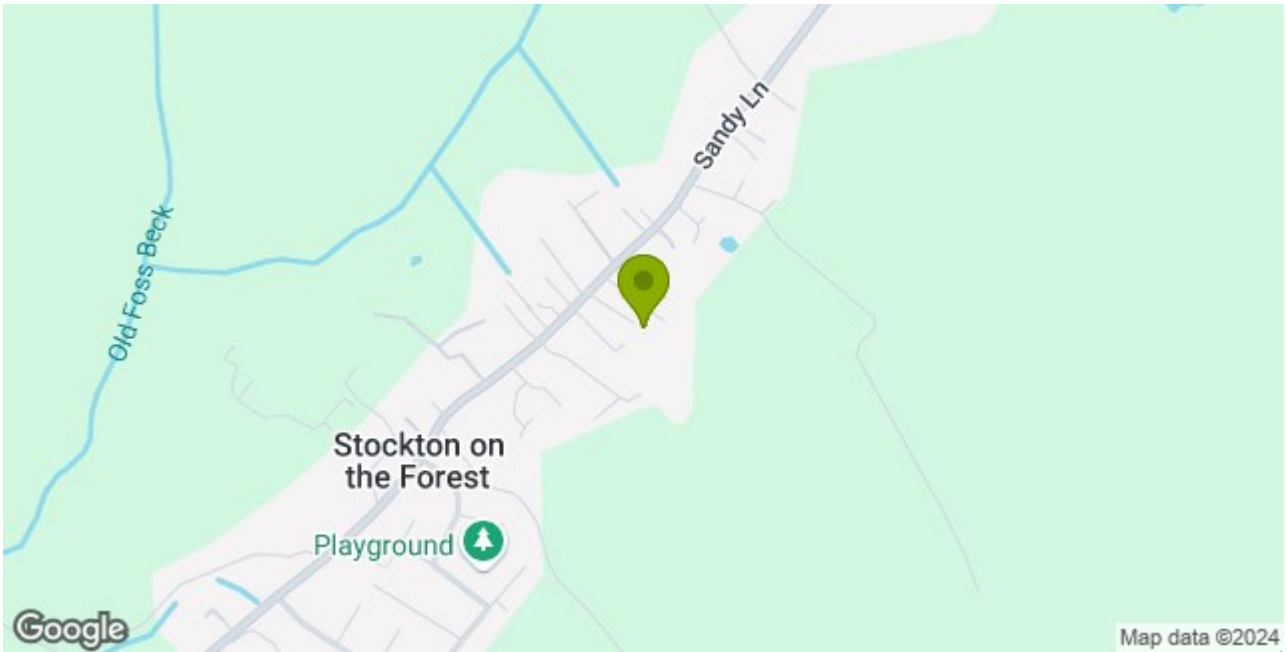
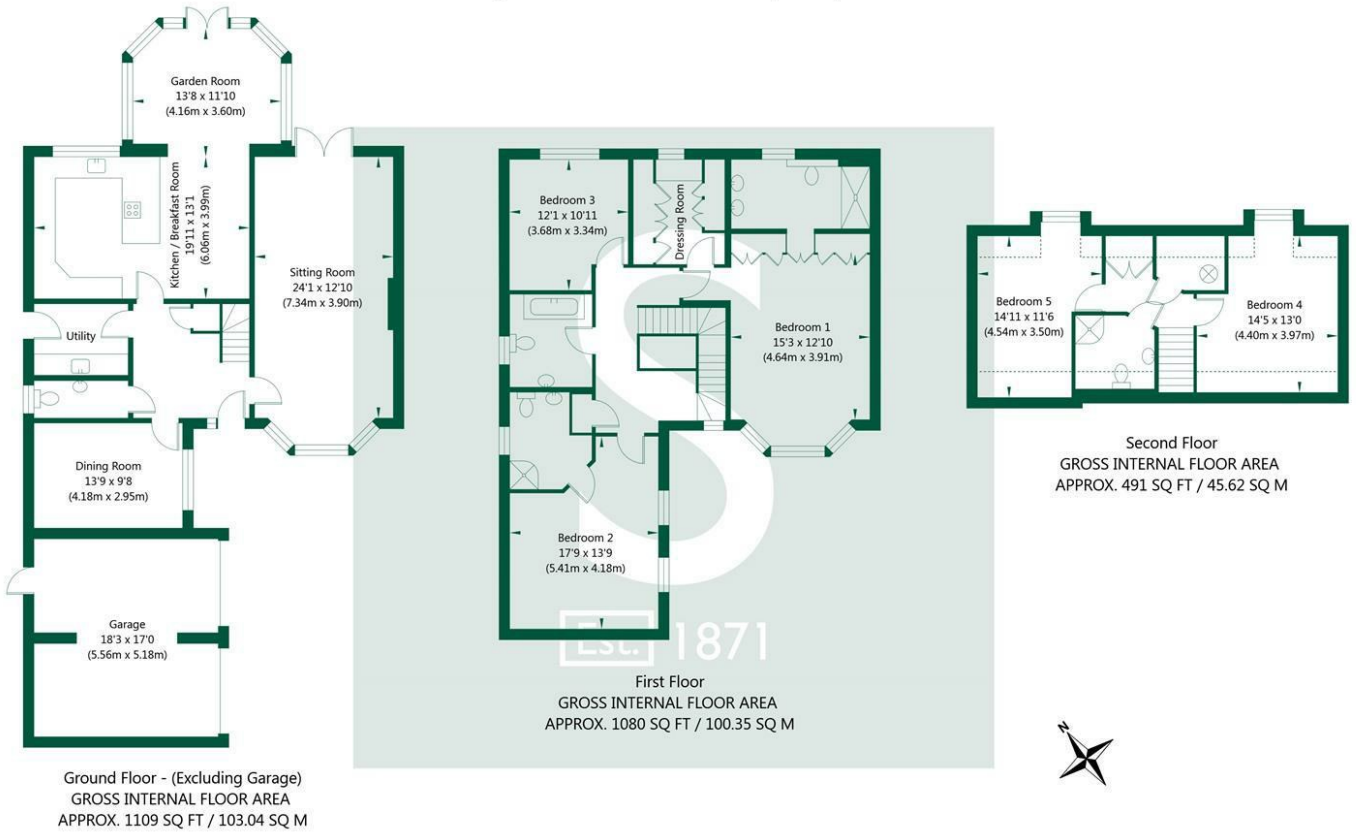
To the front of the property is a further lawned garden and a good-sized block paved driveway which leads up to the double garage with electric doors and an EV charger.

Agents Note

There is a built-in music/radio speaker system with speakers found in the breakfast kitchen, sitting room, dining room, house bathroom and bedrooms 1 and 2.



The Hollies, Stockton on the Forest, York, YO32 9UW



Stephensons

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Partners

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- I E Reynolds BSc (Est Man) FRICS
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- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
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Associates

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