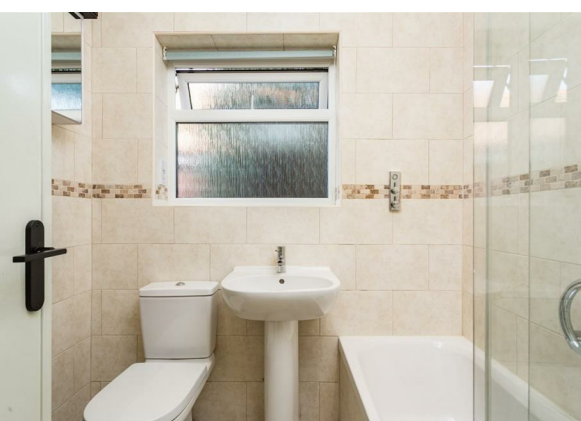




Stockton Lane, York £400,000

A charming detached two-bedroom bungalow, dating back to the 1930s, is set within the sought-after Stockton Lane area on the north-eastern edge of York, with generous south-facing rear garden.



Offering significant potential for extension (subject to the relevant consents), the home presents an ideal opportunity for buyers seeking a home with both character and scope.

Inside, the bungalow features a welcoming entrance lobby leading through to a bright living room with a feature gas fire and views to the front. An inner hall with oak flooring connects the accommodation, opening into a spacious dining kitchen appointed with a range of units and a pantry, and enjoying views over the rear garden. A well-proportioned conservatory provides additional living space, complete with oak flooring and direct access to the garden.

There are two generous double bedrooms, each with a double-glazed window and central heating radiator, as well as useful built-in storage. The bathroom is fitted with a three-piece suite including a panelled bath with shower over, complemented by tiled walls and further built-in cupboards.

Externally, the property excels with its sizable and private rear garden, mainly laid to lawn and bordered by mature shrubs. A large summer house with power and light offers versatility, while the brick-built detached garage provides excellent storage or workshop potential. The block-paved driveway offers extensive parking, and the low-maintenance front garden is neatly enclosed by hedging.

Ideally positioned for access to the outer ring road, A64, and a range of amenities at Monks Cross and Vangarde, the property is just 2.5 miles from York City Centre.

Property Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: D - 56

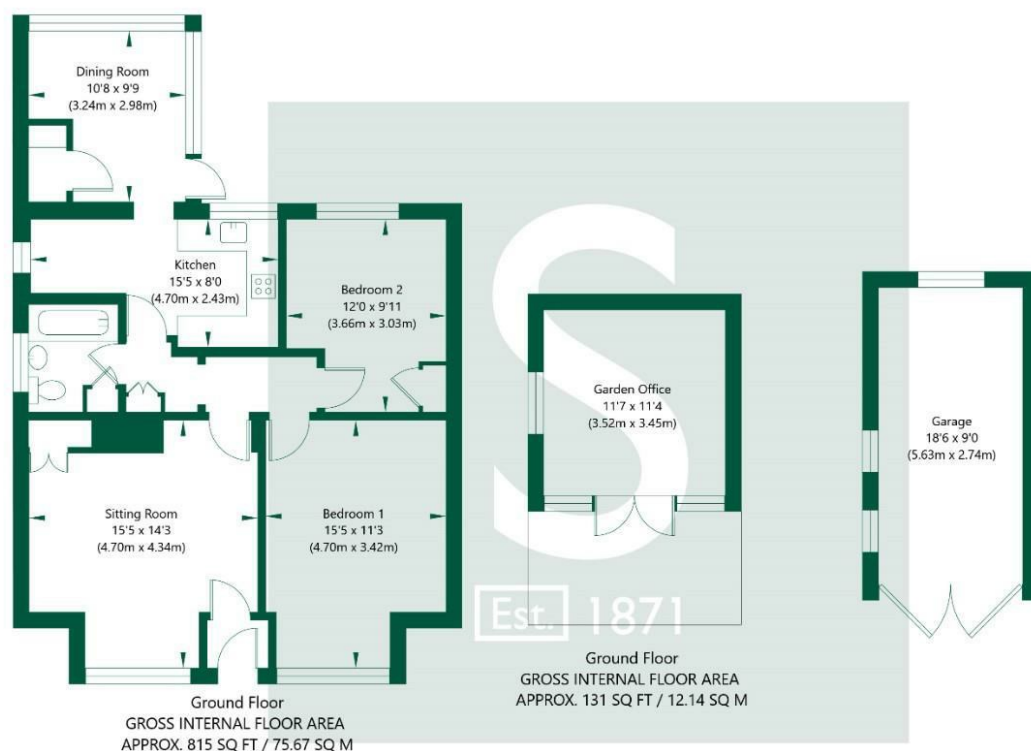
Council Tax: D - City of York

Current Planning Permission: No current valid planning permissions

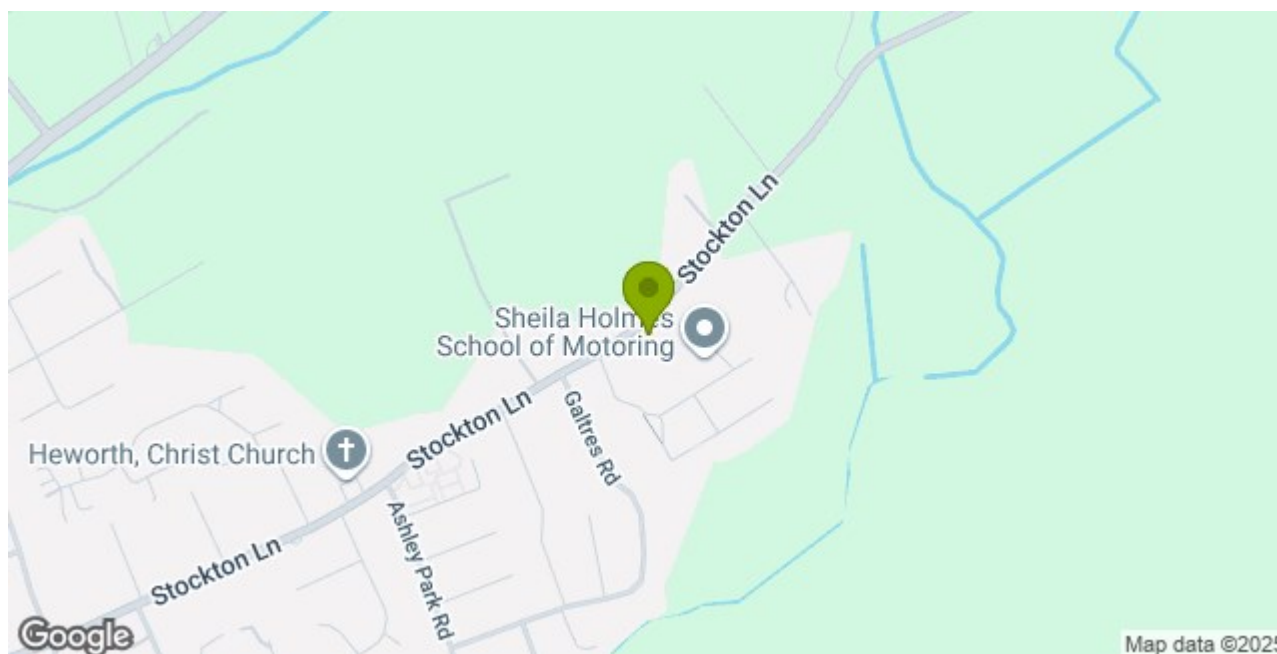
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Stockton Lane, York, YO31 1JW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 946 SQ FT / 87.81 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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