



## Hazel Garth, York £275,000

Set within a peaceful cul-de-sac just off Stockton Lane, this semi-detached dormer bungalow offers a rare opportunity to purchase a well-proportioned home in one of York's most sought-after residential areas with no onward chain.

Heworth is renowned for its strong community feel, leafy tree-lined streets and excellent access to a wide range of amenities. With local shops, cafés and independent businesses close at hand, as well as great transport links into the city centre and towards the A64, it's a location that balances convenience with a welcoming suburban feel.



The accommodation has been thoughtfully arranged to suit a variety of lifestyles. A generous sitting/dining room spans the depth of the property, filled with natural light thanks to dual-aspect windows and French doors that open into the conservatory – a lovely additional living space overlooking the rear garden. The kitchen is another strong feature of the home: a bright, open plan kitchen/dining area fitted with a contemporary shaker-style suite, ample storage and worktop space, and room for a dining table. To the rear of the ground floor is a shower room with a separate WC.



Upstairs, the property offers two comfortable double bedrooms, each benefiting from fitted wardrobes and pleasant roof-top views. The layout makes excellent use of the dormer design, providing generous room sizes and useful storage throughout.



Externally, the rear garden is designed for ease of maintenance, mainly paved with space for outdoor seating and planting. To the front, a driveway provides off-street parking and leads to a detached single garage, offering further storage or workshop potential. The nearby Vanguards Shopping Park, Monks Cross and a choice of green spaces and walking routes add to the appeal.

Well located, well-maintained, and offered with no onward chain, this is an ideal opportunity for buyers seeking a flexible home in a prime residential setting, with scope to personalise and enjoy for years to come.

### Material 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: E

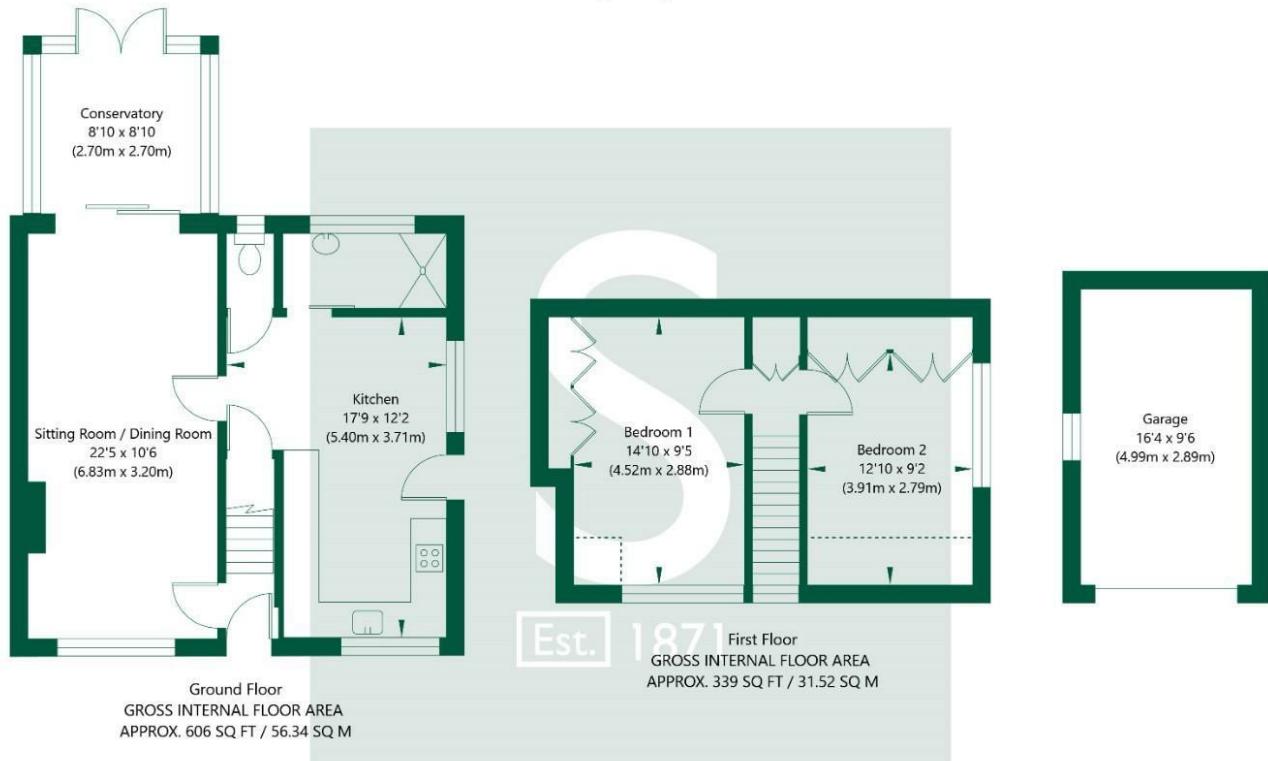
Council Tax: C - City of York

Current Planning Permission: No current valid planning permissions

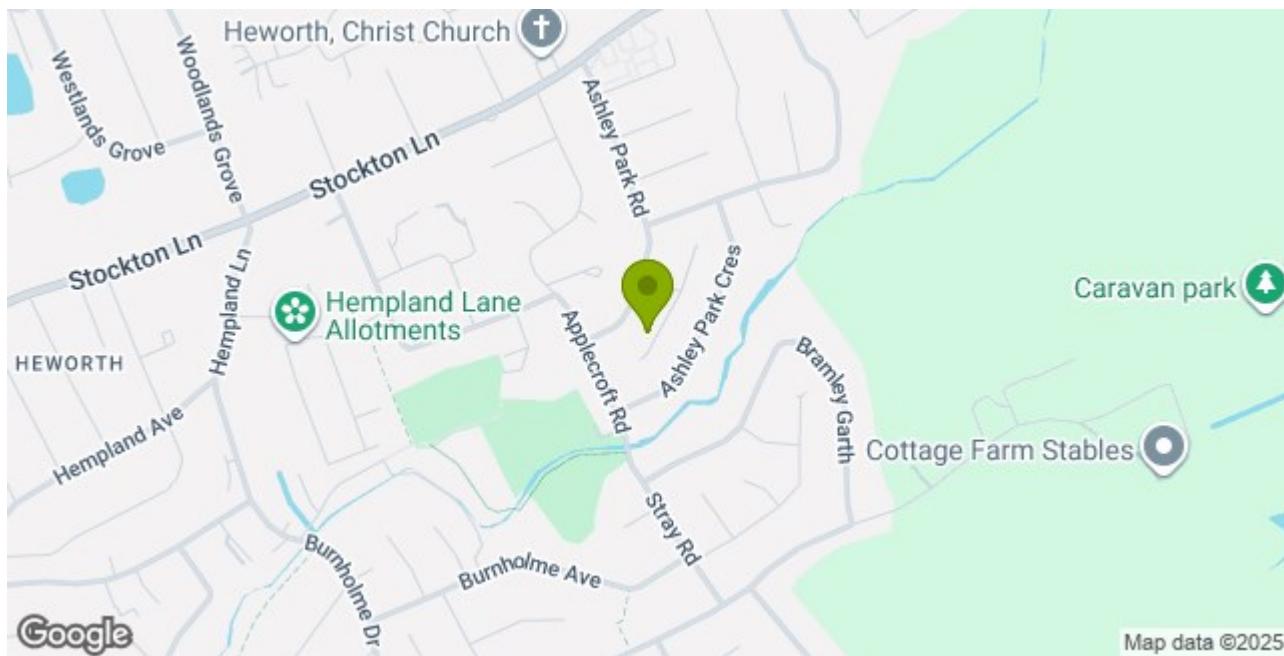
Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

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





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 945 SQ FT / 87.86 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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