



**Stockton Lane, York YO31 1EY**



**welcome to**

**Stockton Lane, York**

This stunning four-bedroom period terrace is nestled in one of York's most sought-after areas, blending timeless character with modern living. This property truly encapsulates the essence of period charm in an enviable location.



### Entrance Hall

The entry hall of the home has beautiful tiled floors, an understairs storage cupboard and a radiator.

### Lounge

11' 1" + recess x 12' 7" + bay ( 3.38m + recess x 3.84m + bay )

The lounge has Pine wood floors, a bay window to the front of the home, built in storage, a feature fireplace and a radiator.

### Secondary Reception Room

12' x 10' 2" ( 3.66m x 3.10m )

The secondary reception room has Pine wood floors, a tv point, a radiator and French doors to the rear.

### Kitchen

8' 8" max x 20' 8" ( 2.64m max x 6.30m )

A great sized, modern kitchen with shaker style wall/base units, a double Belfast sink, a Range double oven, a built in larder, LED spotlighting, two windows to the side of the home, a radiator, a wine rack, an extractor fan with glass splash back and tiled floors.

### Dining Room

12' x 10' 2" ( 3.66m x 3.10m )

Open to the kitchen, the dining room has tiled flooring, Bifold doors on to the rear of the home, two windows to the side, two radiators, a tv point and a superb sky lantern.

### Bedroom One

14' 11" + recess x 12' 6" + bay ( 4.55m + recess x 3.81m + bay )

The first double bedroom has a bay window to the front of the home, a window to the front, a built in storage cupboard, a tv point, a radiator and carpeted floors.

### Bedroom Two

16' max x 15' 2" max ( 4.88m max x 4.62m max )

The second double bedroom is to the second floor and has carpeted floors, a window to the front, a radiator and original wood beams.

### Bedroom Three

13' 4" x 9' 8" to front of wardrobes ( 4.06m x 2.95m to front of wardrobes )

The third double bedroom is to the first floor and has carpeted floors, a radiator and fitted wardrobes.

### Bedroom Four

9' 11" + recess x 12' 10" ( 3.02m + recess x 3.91m )

The fourth double bedroom has carpeted floors, a radiator, a built in bookcase, a window to the rear of the home and original wooden beams.

### Bathroom

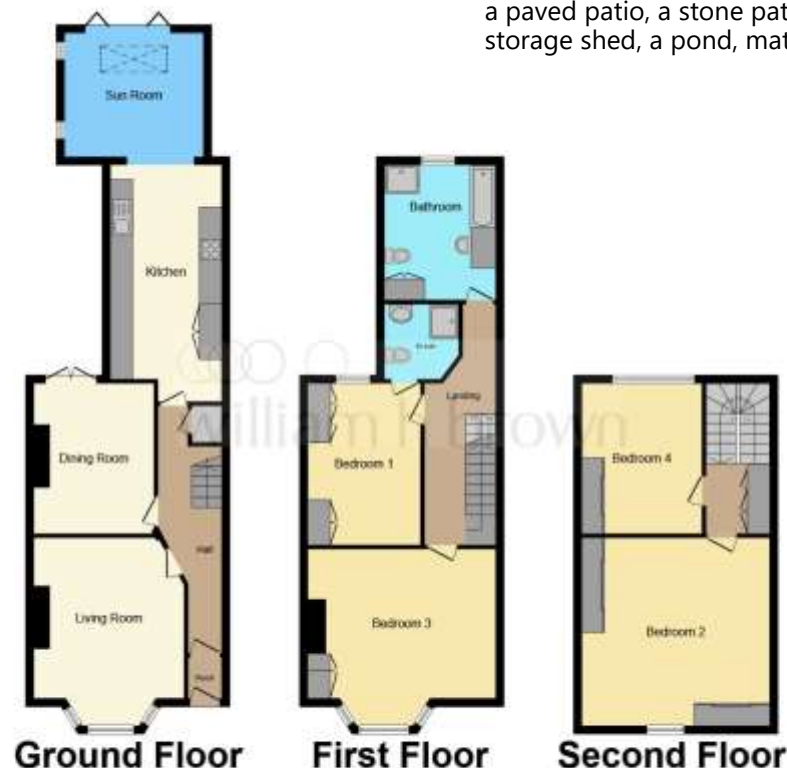
The house bathroom has a w.c, a wash hand basin, a bath tub with a shower over, a shower cubicle, Karndeen floor, an extractor fan and a radiator.

### En Suite

The en suite to the third bedroom has a w.c, a wash hand basin, a shower cubicle, a radiator, a window to the side, an extractor fan and Karndeen floors.

### Exterior

The front of the home offers a gravel driveway able to fit one vehicle. Around to the rear there is a beautifully presented, south facing, lawn garden with a paved patio, a stone path through the lawn, a storage shed, a pond, mature shrubs and borders.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Stockton Lane, York**

- A BEAUTIFULLY PRESENTED PERIOD TERRACED HOME
- FOUR DOUBLE BEDROOMS
- LOCATED ON ONE OF YORK'S MOST SOUGHT AFTER STREET, A SHORT WALK TO THE CITY CENTRE
- A MODERN, OPEN PLAN DINING KITCHEN
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

**£700,000**



Please note the marker reflects the postcode not the actual property

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