



Sandstock Road, York YO31 1HB

welcome to

Sandstock Road, York

Nestled in a peaceful cul-de-sac within one of York's most sought-after areas, this charming four-bedroom detached dormer bungalow presents a fantastic opportunity for those looking to create their dream home.



Entrance Hall

A carpeted entrance hall with the stairs up to the first floor, an understairs storage cupboard, a radiator and a door to the front.

Cloakroom

A ground floor cloakroom with a w.c, a wash hand basin, carpeted floors and a radiator.

Lounge/ Dining Room

17' 10" x 12' 5" into recess (5.44m x 3.78m into recess)

A spacious open plan lounge/diner with carpeted floors, a window to the front and side, French doors on to the rear garden and two radiators.

Kitchen

11' 7" max x 11' (3.53m max x 3.35m)

A fitted kitchen with wall/base units, an electric hob, an oven, a microwave, plumbing for a dishwasher, a radiator, a window to the rear and a door onto the garden.

Bathroom

A ground floor bathroom with a w.c, a wash hand basin, a shower cubicle, a bath tub, an extractor fan and a window to the rear.

Landing

A carpeted landing with built in storage, a radiator and the stairs up from the ground floor.

Bedroom One

11' 4" x 10' 1" + recess (3.45m x 3.07m + recess)

A ground floor double bedroom with carpeted floors, a window to the front of the home, a radiator and coving to the ceilings.

Bedroom Two

10' 4" x 9' + access (3.15m x 2.74m + access)

The second double bedroom is to the ground floor with carpeted floors, a window to the rear of the home, coving, a radiator and built in wardrobes.

Bedroom Three

11' 5" + access x 11' (3.48m + access x 3.35m)

The third double bedroom is to the first floor with carpeted floors, a radiator, a window to the rear and built in storage.

Bedroom Four

9' 8" to front of wardrobe x 8' 1" + access (2.95m to front of wardrobe x 2.46m + access)

The fourth bedroom is to the first floor with carpeted floors, a window to the side and built in wardrobes with access to the eaves.

Bathroom

The bathroom is to the first floor with carpeted floors, a bath tub, a bidet, a wash hand basin and a storage cupboard.

Exterior

The front of the home has a well maintained lawned garden with mature flower beds to surround. There is a paved driveway which leads to the garage and access to the rear garden. Around to the rear of the home there is a beautifully presented and private garden, which is south facing and has lawn, a spacious patio, flower beds, apple trees, a green house and a storage shed.

Garage

9' 4" x 18' 3" (2.84m x 5.56m)

The garage has electric up + over doors, a window to the side, wall/base units and a loft space with power.

Additional

The property benefits from having an air source heat pump installed in June 2024 and Solar panels which are owned outright.



Ground Floor



First Floor

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



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welcome to

Sandstock Road, York

- A SUPERB FOUR BEDROOM DORMER BUNGALOW
- A BEAUTIFUL, SOUTH FACING GARDEN
- CUL-DE-SAC LOCATION, IN ONE OF YORKS MOST SOUGHT AFTER AREAS
- VERSATILE HOME WITH GREAT POTENTIAL TO PUT YOUR OWN STAMP ON
- SOLAR PANELS AND AIR SOURCE HEAT PUMP

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109061 - 0006

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