



9 Elmpark View
Stockton Lane, York YO31 1DY

9 Elmpark View
Stockton Lane
York
YO31 1DY
£267,500

Welcome to Elmpark View, Stockton Lane - a charming semi-detached bungalow that could be your next home! This lovely property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, there's plenty of space for a small family or guests to stay over.

Situated in a peaceful neighbourhood, this bungalow offers a tranquil retreat from the hustle and bustle of city life. The property features parking space for one vehicle, ensuring you never have to worry about finding a spot after a long day.

One of the standout features of this property is the fact that it comes with no chain, making the buying process smooth and hassle-free. Whether you're looking to downsize, purchase your first home, or invest in a rental property, this bungalow ticks all the boxes.

EPC Rating D
Council Tax Band C

Entrance
UPVC entrance lobby. Further UPVC door into the kitchen.

Kitchen
10'7 x 9'7 (3.23m x 2.92m)
Fitted with a complete range of both high and low-level units and co-ordinating work surfaces. Built in oven. Four ring gas hob with extractor over. Stainless steel sink unit. Plumbing for washing machine. Space for low-level fridge. Two UPVC window. Brand new combi boiler. Radiator. Part glazed timber door into the inner hall.

Inner Hall
With built in cupboard. Access to the lounge, two bedrooms and bathroom. Access to loft. Air filter.





Lounge

42'7"6'6" x 36'1"26'2" (13'2 x 11'8)

With large UPVC window. Fireplace to one wall with electric fire. Radiator.

Bedroom One

11'8 x 10'5 (3.56m x 3.18m)

With UPVC double opening doors into the rear garden. Radiator.

Bedroom Two

11'6 x 10'7 (3.51m x 3.23m)

With large UPVC window. Radiator.

Bathroom

Fitted with a newly improved bathroom with new mermaid board and flooring. Fitted with a bath with shower over matching sink and low-level WC. Heated towel rail. UPVC opaque window. Extractor fan.

Outside

The property is located on a corner plot with small iron gate and low-level wall into the garden which is mainly laid to lawn with attractive planting. To the side there is a driveway leading to the garage storage.

A path leads to the rear garden area which has been laid with gravel for ease. Mature planting. Outside tap.

Garage

Garage storage with both front and side door. Power and light laid on.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

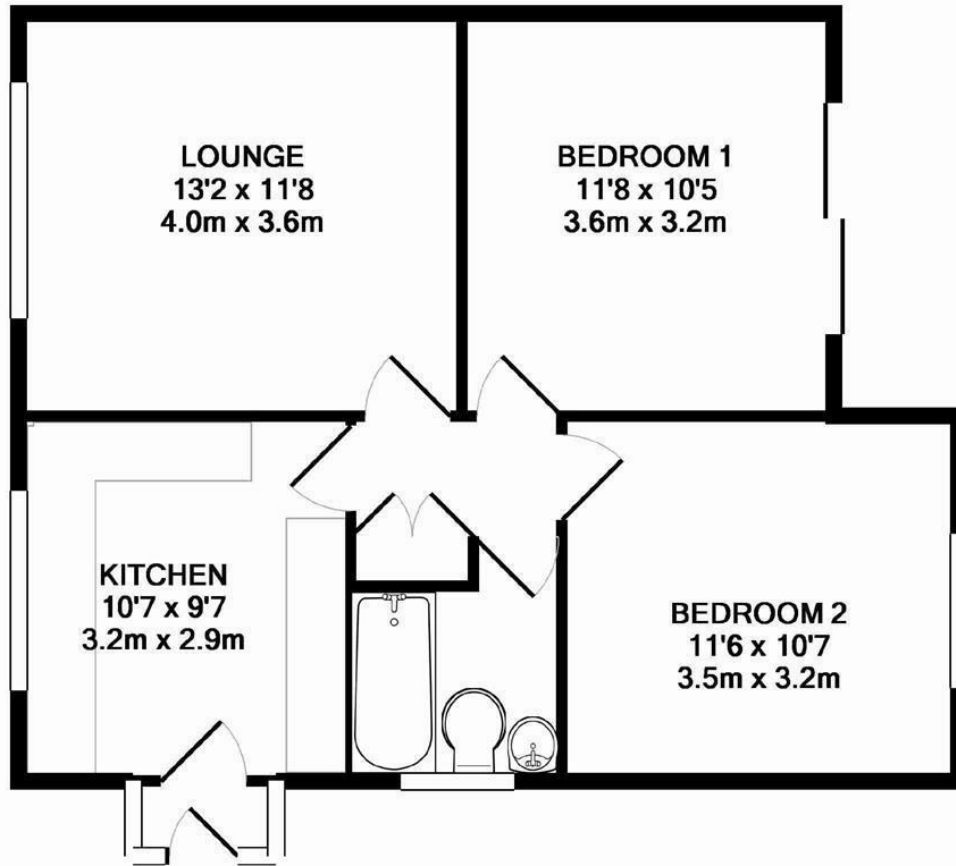
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has an Ideal gas boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

There was previous planning permission submitted back in 2008 - have a look online for some inspiration.

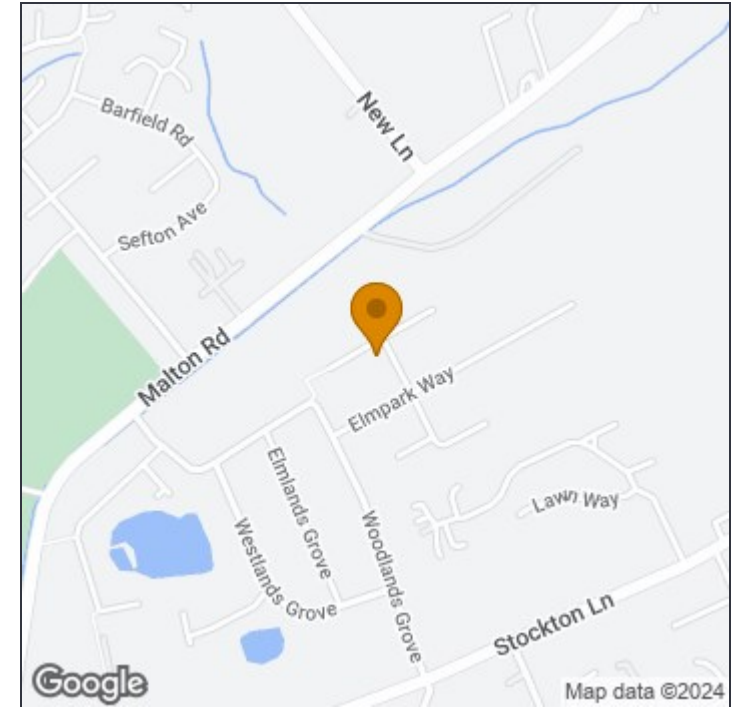




TOTAL APPROX. FLOOR AREA 571 SQ.FT. (53.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com