

THREE BEDROOM DORMER BUNGALOW in the beautiful village of Stockton on the Forest available for a 6 month let.

This lovely home comprises a spacious lounge with patio doors out to the patio and enclosed garden, a kitchen overlooking the garden. The property benefits from a downstairs bedroom. As you proceed up the stairs, you are greeted with two double bedrooms and 3 piece bathroom.

The property benefits from private driveway with space for two vehicles. A garage which benefits from electricity and an outside water tap. There is also a large garden with outside storage

York City Centre is a straightforward 10 minute drive away. The village also benefits from regular bus routes to York, Leeds and the Coast.

The property would be perfect for a small family or couple looking to have easy access to the city centre while having that feeling of living in a small country village.

This property is to be let on an unfurnished basis // Oil heating // Double glazed throughout // Recently re-decorated throughout.

Council tax band - C

EPC Rating - E



















LOCATION FLOOR PLAN Ground Floor 476 sq.ft. (44.2 sq.m.) approx. 1st Floor 317 sq.ft. (29.5 sq.m.) approx. Stockton on the Forest Playground Bedroom 1 16'1" x 9'11" 4.90m x 3.01m Bedroom/Study 11'2" x 9'10" 3.40m x 3.00m Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, windows, soons and any other tiens are approximate and no responsibility is taken for any error, consistent or mis-seatement. This plan is to the flootable propriets only and should be used as used by any conjective purchaser. The sex is the flootable propriets only and should be used as used by any conjective purchaser. The sex is the floorable propriets of efficiency can be given. 81 (69-80) D (55-68) 40 (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.