



2 Stockton Lane
York, YO31 1BQ

Guide Price £479,950



NO ONWARD CHAIN! A rare opportunity to purchase a unique, quintessential three bedroom semi detached house, located in the popular and extremely sought after area of Heworth, north east of York's historic city centre and with views of York Minster. This delightful property retains a vast amount of original features and character in addition to well proportioned rooms and traditional layout, although in need of some upgrading. The property is served locally by popular schools, shops and amenities and is sure to appeal to buyers looking for a long term home. Accessed via a welcoming entrance porch the bright and airy living accommodation comprises hallway with original mosaic parquet floor and wood panelling, sitting/dining room, 15'9 lounge, breakfast kitchen, first floor landing, three bedrooms, house bathroom with 'original' wall tiles and a separate WC. To the outside is a front landscaped garden, driveway providing off street parking for up to four vehicles and with potential for electric car charging, brick built single garage and carp port, external WC, potting shed and rear paved garden with flower borders. An accompanied viewing of this remarkable property is highly recommended.

Entrance Porch

Timber framed double glazing. Glazed door to:

Hallway

Original stained glass window to side, wood panelling, coving, picture rail, carpeted stairs to first floor, cupboard, single panelled radiator, power points. Original mosaic parquet flooring.

Sitting/Dining Room

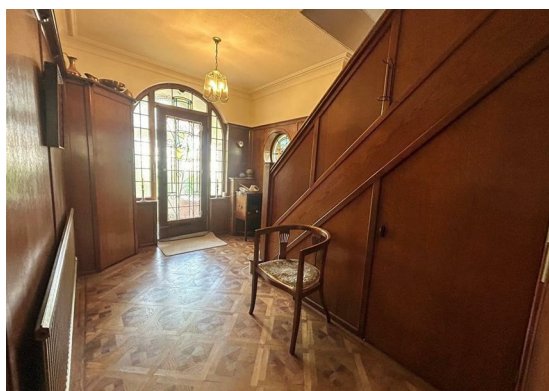
14'5 x 12'8 (4.39m x 3.86m)

Bay window to front, coving, single panelled radiator, TV point, fire surround, power points. Carpet.

Lounge

17'6 x 12'8 (5.33m x 3.86m)

Bay window to rear incorporating door to garden, coving, fire with surround, single panelled radiator, TV point, power points. Carpet.





Breakfast Kitchen

17'2 x 8'3 (5.23m x 2.51m)

Double glazed bay window, door and further window to side, fitted wall and base units with counter tops, one and a half stainless steel sink and drainer with mixer tap, built-in electric oven and hob, space and plumbing for appliances, power points. Vinyl flooring.

First Floor Landing

Traditional stained glass window to side, wood panelling, cupboard, single panelled radiator, power points, Original mosaic parquet flooring. Doors to:

Bedroom 1

17'6 x 12'8 (5.33m x 3.86m)

Double glazed bay window to rear, fitted wardrobes, original pedestal wash hand basin, single panelled radiator, power points. Carpet.

Bedroom 2

14'5 x 12'8 (4.39m x 3.86m)

Double glazed bay window to front, double panelled radiator, fitted wardrobes, power points. Carpet.

Bedroom 3

9'2 x 8'4 (2.79m x 2.54m)

Window to front, double panelled radiator, power points. Carpet.

Bathroom

Double glazed bay window to rear, panelled bath, electric shower enclosure, pedestal wash hand basin, 'original' wall tiles, towel rail/radiator, double panelled radiator, airing cupboard. Cork tiled flooring.

Separate WC

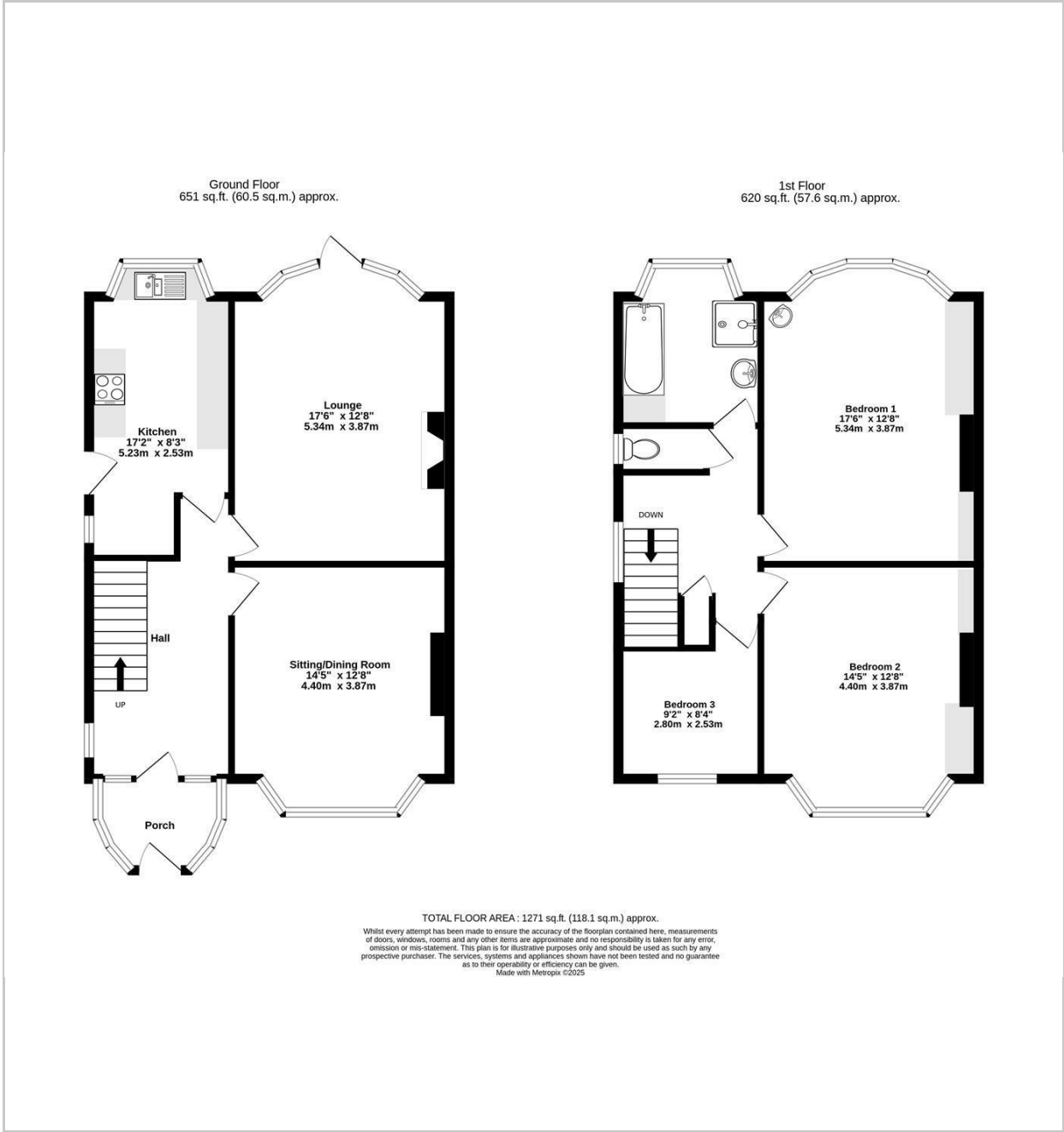
Original stained glass window, low level WC. Cork tiled flooring.

Outside

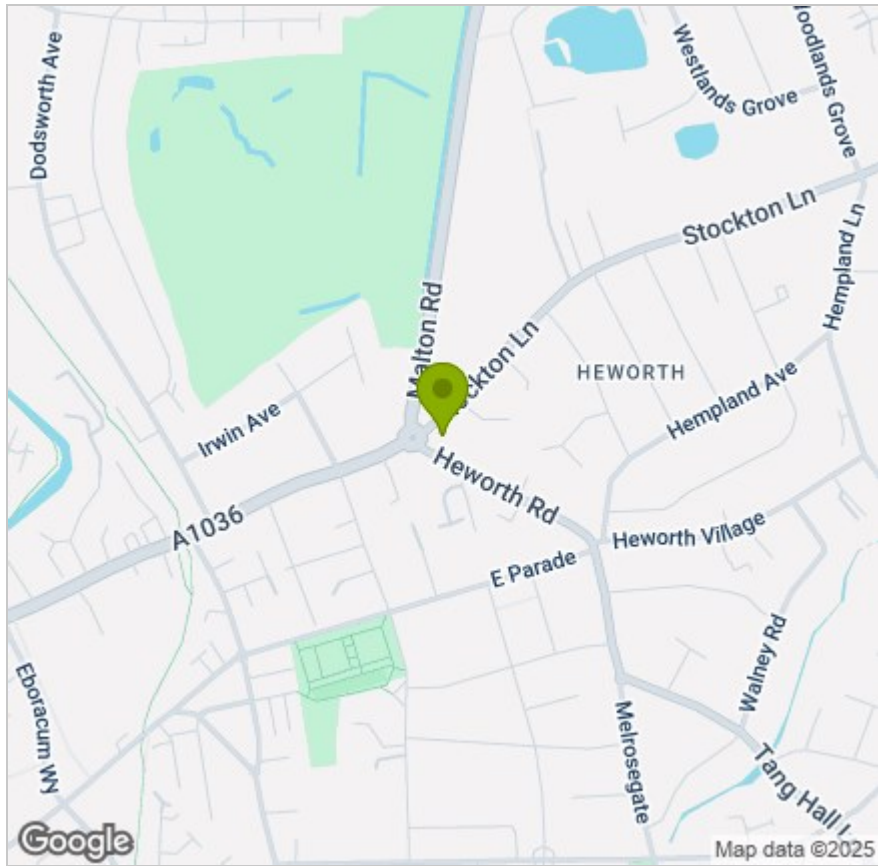
Front landscaped garden with brick boundary wall, driveway, car port. Single detached garage. Potting shed, external WC. Paved rear garden brick wall boundary, raised flower beds and shrub beds.



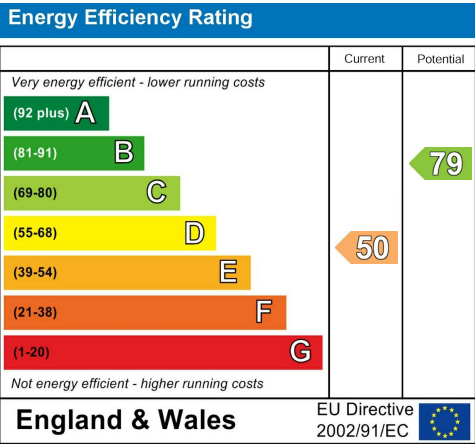
FLOOR PLAN



LOCATION



EPC



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