

THREE BEDROOM FAMILY HOME in the beautiful village of Stockton on the Forest. This lovely home comprises a spacious lounge with a feature fireplace, a kitchen with all white goods included and a dining room overlooking the garden. As you proceed up the stairs, you are greeted with two double bedrooms and one single bedroom along with a recently fitted bathroom. The property also benefits from a large conservatory which overlooks the rear garden. York City Centre is a straightforward 10 minute drive away. The property would be perfect for a family or couple looking to have easy access to the city centre while having that feeling of living in a small country village.



















## **FLOOR PLAN LOCATION** Ground Floor 599 sq.ft. (55.7 sq.m.) approx. 1st Floor 473 sq.ft. (43.9 sq.m.) approx. Holy Trinity, Stockton on Forest Stockton on the Forest Playground 4 Bedroom 2 14'5" x 9'0" 4.40m x 2.74m Bedroom 1 14'5" x 10'4" 4.40m x 3.16m Kings Moor Rd Dining Room 12'3" x 8'11" 3.73m x 2.72m Lounge 15'5" x 10'5" 4.70m x 3.17m **Coogle** Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 79 (69-80) TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorgain contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility to taken for any error, windows, rooms and any other terms are approximate and no responsibility to taken for any error, rooppedive purchased. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. D 61 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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