

Available 26th January 2026

This 3 bedroom dormer bungalow has become available, located in a quiet cul-desac in a sought after area, just off Stockton Lane, the property is a 10 minute drive from York City Centre.

The property has been renovated and reconfigured to a high standard. Downstairs you will find a spacious lounge along with a modern kitchen with all white goods included as well as the first bedroom. Upstairs are two further bedrooms, one of which would work well for two young children to share, or use as a home office space or snug. The property benefits from a large garden to the front and rear. There is also access to the garage for storage.

The property is finished to a high standard and a viewing is highly recommended.

To be let on an unfurnished basis.

Pets permitted on a case-by-case basis.

EPC rating D

Council tax rating C



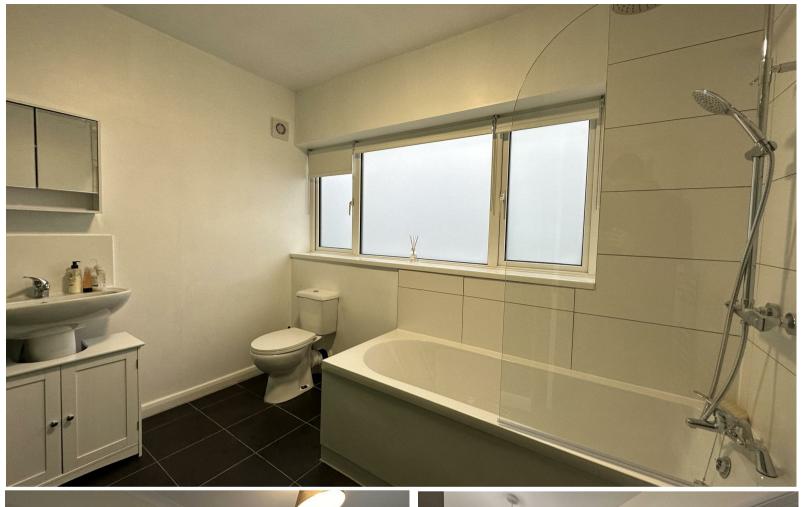
















FLOOR PLAN LOCATION Heworth, Christ Church Stockton Ln Ground Floor 1st Floor 524 sq.ft. (48.7 sq.m.) approx. 489 sq.ft. (45.5 sq.m.) approx. Hempland Lane Allotments Living Room 14'7" x 13'0" 4.45m x 3.97m 18'5" x 12'6" 5.61m x 3.81m Bedroom Two Burnholme Ave Bad Bargain Ln Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of does, windows, rooms and any other terms are approximate and no responsibility to taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given. 84 (69-80) D 61 (55-68) (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.