



21 Gay Meadows Stockton On The Forest  
York, YO32 9UJ

Guide Price £275,000



A fabulous 3 bedroom semi-detached property situated in a delightful cul-de-sac position, in this highly regarded village location, convenient for local amenities and with easy access to the City Centre and onto the A64.

Offering a generous open plan living space throughout the ground floor which has the benefit of oil central heating and uPVC double glazing and comprises:; porch, large lounge/dining room with stairs to landing, kitchen and reception/bedroom 3. To the first floor; two double bedrooms and a family bathroom with shower over bath. Externally, the property has a large driveway to the front and leads to an attached garage. The enclosed rear garden has a large patio seating area, lawned area with mature shrubbery, green house and good sized timber shed.

An internal viewing is highly recommended.

### **Porch**

UPVC Entrance door, Double glazed UPVC Window to front, Carpeted floor

### **Living Room**

20'7 x 10'10 (6.27m x 3.30m)  
UPVC Double glazed window to front,  
Power points, Double Glazed patio doors to garden, Radiator, Carpeted floors, Skirting board and Wooden stairs to First floor landing.

### **Reception/Bedroom 3**

10'11 x 10'10 (3.33m x 3.30m)  
UPVC Double glazed UPVC to front, Power points, Carpets, Skirting board

### **Kitchen**

11'11 x 10'10 (3.63m x 3.30m)  
Wall and base units with countertop (the L shaped sink unit configuration is fitted and the remaining base units are freestanding),  
Stainless sink with drainer, Space for electrical appliances, Power points, Lino Flooring, UPVC Double glazed Window to garden, UPVC double glazed door to garden.





### **Bedroom 1**

16'1 x 12' narrowing to 9'11" (4.90m x 3.66m narrowing to 3.02m)  
UPVC double glazed window to rear, Radiator, Power points, Carpet, Skirting board

### **Bathroom**

6'5 x 5'6 (1.96m x 1.68m)  
WC, Wash basin, Bath with electric shower, Tiled walls, Lino Flooring, UPVC Double glazed Window to rear

### **Bedroom 2**

12'5 x 7'11 (3.78m x 2.41m)  
UPVC Double glazed window to side, Fitted wardrobes, Radiator, Skirting board, Loft access, (loft is boarded and insulated), Insulated eaves storage cupboard

### **Garage**

Adjoining garage with power and light, oil boiler, wooden double doors

### **Outside**

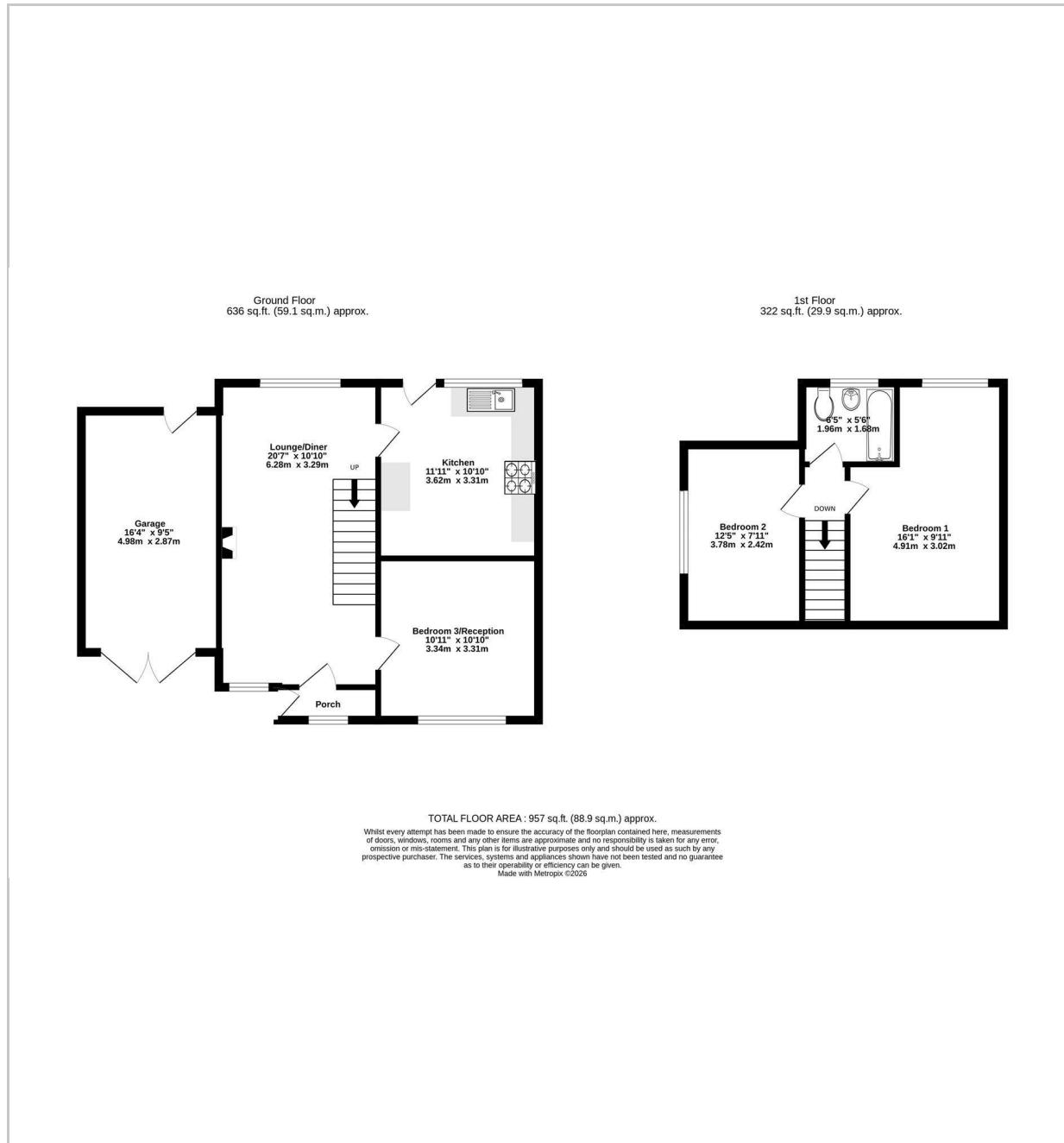
To the Front - Large driveway with ample parking for two cars, Lawned area, Mature shrubbery, To the Rear garden, patio and Lawned area, Mature shrubbery, Timber fence boundary, Wooden shed, Greenhouse, Oil Tank

### **Agents Notes:**

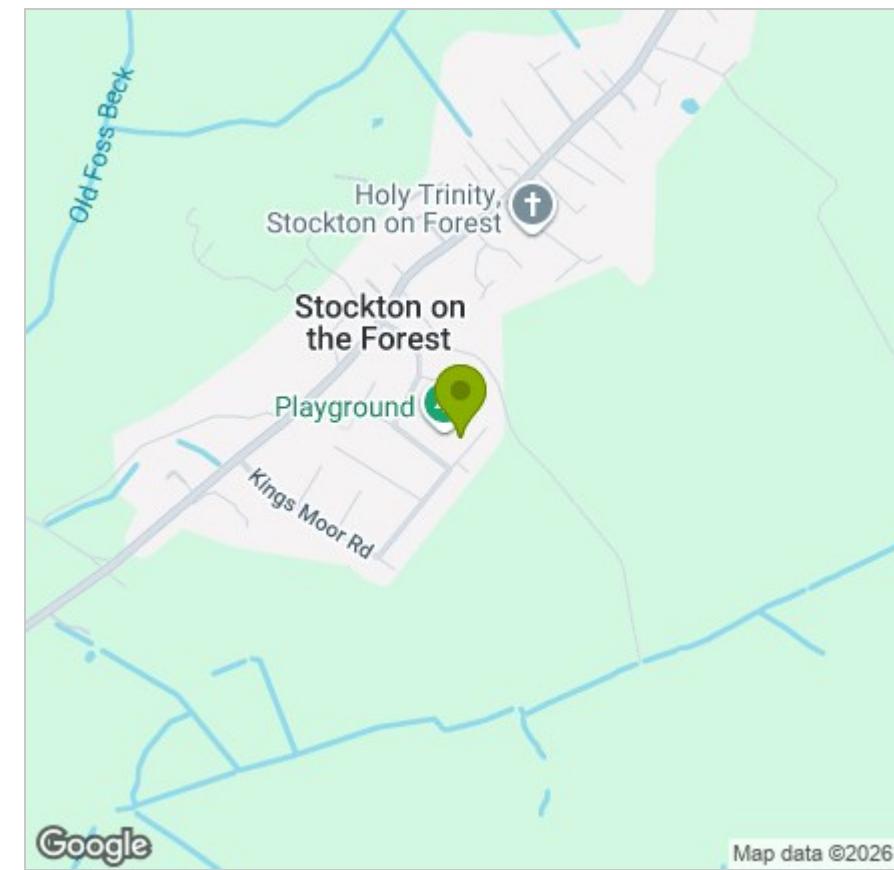
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## FLOOR PLAN



## LOCATION



## EPC

| Energy Efficiency Rating                                   |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) A |         |                         |
| (81-91) B  |         | 81                      |
| (69-80) C  |         |                         |
| (55-68) D  |         |                         |
| (39-54) E  |         | 40                      |
| (21-38) F  |         |                         |
| (1-20) G   |         |                         |
| Not energy efficient - higher running costs                |         |                         |
| England & Wales  |         | EU Directive 2002/91/EC |

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