## Ashtons



## Stockton Lane, York **Aempland Drive**

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3 - bne3 xeT lionuo Freehold

- Substantial Family Home
- Four Bedrooms
- Open Plan Kitchen Diner & Two
- Reception Rooms
- · Driveway & Garage
- Sought After Residential Area

· South Facing Rear Garden

- Ready To Move Into
- EPC TBA



BEDROOM 3.1m x 2.7m

14.5" × 11'2" 4.4m × 3.4m

property on behalf of the vendor. atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

SITTING ROOM 12'9" x '11'2" 3.9m x 3.4m

GROUND FLOOR 892 sq.ft. (82.8 sq.m.) approx.



## Hempland Drive Stockton Lane, York YO31 1AY

£775,000



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Located in this popular residential area which is positioned just off Stockton Lane, is this wonderful detached family home. Immaculately maintained over the years, this property has been extended to create four double bedrooms, a fantastic open plan family space all whilst sitting on a superb plot. Hempland Drive is within close proximity of a range of local amenities and regular bus connections to York city centre in train station, as well as a range of primary and secondary schools.

Internally the property offers an entrance porch and hall with stunning oak flooring that leads into the fantastic open plan kitchen diner to the rear. One of the main features of this space is the expansive bay window with French doors that lead out to the patio, allowing light to flood through. The kitchen comprises an array of tasteful shaker style wall and base units allowing for a range of storage, and are complimented by granite worktops and splashback. There are a range of integrated appliances within this kitchen, with access to the utility room at the rear. To the front of the property, and both benefiting from bay windows, are two further reception rooms with the living room offering a central fireplace.

On the first floor is a generous landing that provides access into the three original bedrooms which are well proportioned in size. As part of the extension, is the wonderful master bedroom with a designated dressing area and a substantial ensuite that overlooks the rear garden. The rest of the internal accommodation is completed by the family bathroom which offers a freestanding bath to a separate shower.

Set a wonderful plot, this property offers gardens to the front and rear along with substantial driveway parking in front of the single detached garage. Enjoying a south facing aspect to the rear, this garden has been landscaped and offers of variety of lawn, patio and flowerbed areas.

Council Tax Band- E



















