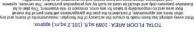
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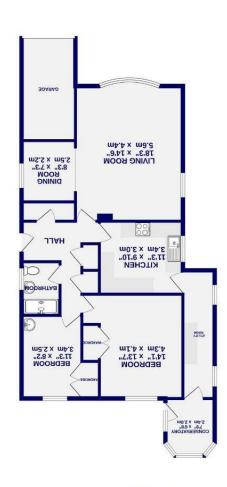
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the siess, measurements, floor plans or distances referred 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

- Ebc E
- Sought After Locaton
- · Front & Rear Garden
  - · Garage & Driveway
- Beautifully Prensented
- Two Double Bedroom
  - Detached Bungalow

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Y632-940 Stockton On The **The Village** 





GROUND FLOOR 1089 sq.ft. (101.2 sq.m.) approx.



## The Village Stockton On The Forest, York YO32 9UQ

## Offers Over £300,000



2



Tucked away in the heart of Stockton on the Forest, this detached two-bedroom bungalow offers a fantastic opportunity to enjoy village living just a short drive from York.

The property opens into a spacious entrance hall and flows through to a bright lounge, separate dining room and a well-appointed kitchen overlooking the rear garden. A conservatory at the back adds valuable extra living space and is the perfect spot to enjoy the garden throughout the seasons.

There are two comfortable bedrooms and a stylish modern bathroom, all presented in good condition and ready to move into.

Outside, the home benefits from mature gardens to the front and rear, ideal for outdoor dining or relaxing, along with a driveway offering off-street parking.

A new mains gas supply has recently been installed, whilst currently benefiting from Oil central heating, and a full structural survey confirms the integrity of the steel frame construction—providing added reassurance for buyers.

Set in a friendly and well-connected village with excellent access to York and surrounding amenities, this is a lovely home in a sought-after setting.

Council Tax Band- D



















