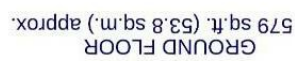


- Elmpark Way
Stockton Lane, York
YO31 1DT



TOTAL FLOOR AREA: 579 sq ft. (53.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any floor area and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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Elmpark Way
Stockton Lane, York
YO31 1DT

£290,000

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Located in the highly sought after residential area of Stockton Lane, just north of York City Centre, is this well presented two-bedroom semi-detached bungalow. Set on a unique plot, the property enjoys both front and rear gardens, offering privacy due to its secluded setting. Elmpark Way is ideally positioned for easy access to commuter links into York City Centre and the train station, as well as the scenic green spaces of Monk Stray.

Internally, the accommodation comprises an entrance hall leading into a bright and spacious reception room, situated to the right. With dual-aspect windows and French doors opening onto a raised decking area, this room is flooded with natural light. Across the hall is a well appointed kitchen featuring a range of shaker style wall and base units, complemented by stylish worktops.

The rest of the accommodation includes a modern three-piece bathroom and two generously sized bedrooms.

Externally, the property boasts well maintained front and rear gardens, with the rear garden benefiting from a desirable south facing aspect. Primarily laid to lawn, it also features flowerbeds, walkways, and a raised decking area perfect for outdoor entertaining.

In addition, the property offers a single garage with power, driveway parking for multiple vehicles, and a second garden area.

Offered with no onward chain. Early viewing is highly recommended.

Council Tax Band- C

