

LANCASTER
SAMMS

12 Hempland Lane, York

York

Offers Over £475,000



Located on a popular residential road just off Stockton Lane, this traditional 3 / 4 bedroom semi detached house has been thoughtfully extended and updated throughout and presents as a stylish and practical family home.

The main ground floor space is divided into three principle rooms including a lounge, kitchen/dining room and garden room. The cosy bay fronted lounge benefits from an abundance of natural light and features alcove built-in shelving & cupboards and wood burning stove with oak mantle. The heart of the house is the central kitchen that includes a range of fully fitted base and wall units with granite worktops. Integrated appliances include an electric oven, induction hob, built in fridge/freezer and dishwasher. The kitchen flows conveniently into the dining area and onto the family room beyond, with French doors onto the rear garden. There is also a useful utility room with space for appliances and a ground floor WC.

The first floor has three bedrooms, two boasting built in storage. Bedroom four is by way of a small loft conversion via bedroom three. The family bathroom serves all bedrooms and has a modern white suite, including a bath with shower over, washbasin and WC.

Externally to the front is a generous gravelled and block paved driveway providing parking for several vehicles. The good-sized rear garden benefits from a westerly aspect and is mainly laid to lawn with large patio area and fenced boundaries. There is also a brick built garden room, which could be utilised as an office / gym or similar. A brick store completes the outside space.

LOCATION

Quietly located off Stockton Lane just over a mile north east of the city centre. Nearby Heworth Village has a charming range of shops and amenities, with the nearby Stray offering recreational space. The property falls within the catchment area for some of York's most highly regarded schools: Hempland Primary School and both Huntington and Archbishop Holgates Secondary Schools.

DIRECTIONS

From the inner ring road at Monk Bar proceed onto Monkgate to the roundabout. Take the second exit onto Heworth Green and upon reaching the roundabout at the junction with Malton Road, take the second exit onto Stockton Lane. Continue along Stockton Lane until you reach a crossroads just before a zebra crossing. Take a right turn at the crossroads onto Hempland Lane where you will find the property located on the right hand side.

COUNCIL TAX

City of York Council Tax Band: C - £1,812.14 for 2024/2025

EPC Rating: D

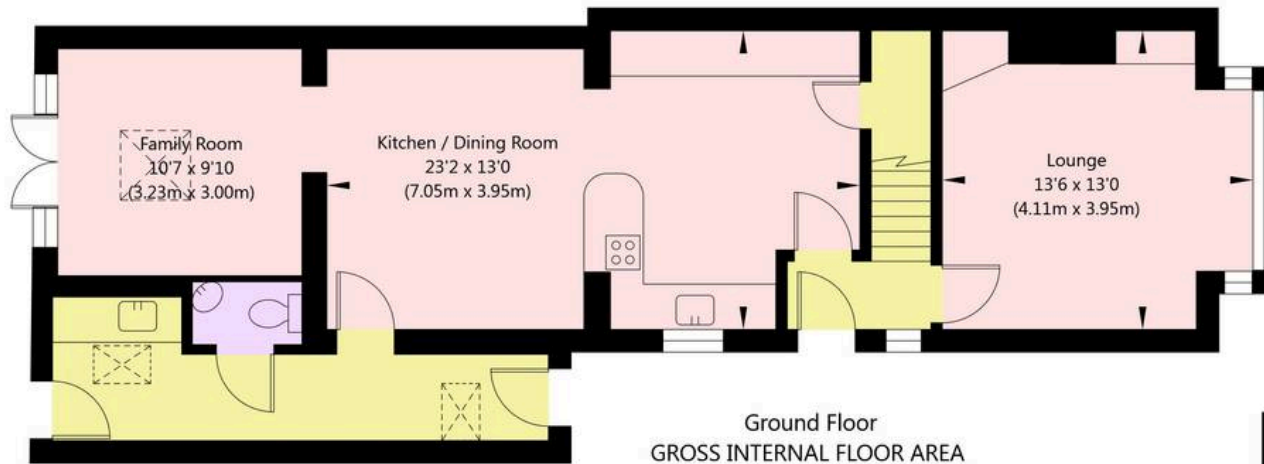




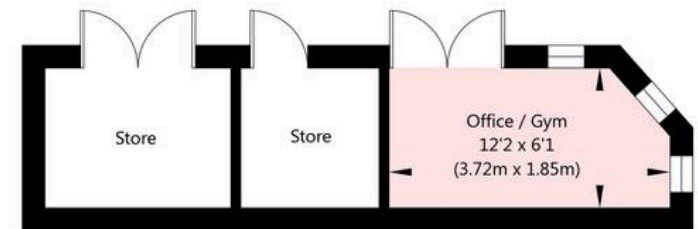




Hempland Lane, Heworth, York, YO31 1AX



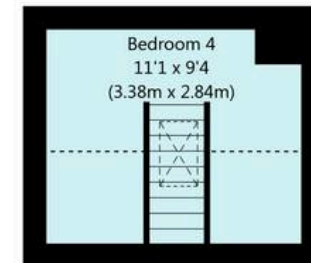
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 745 SQ FT / 69.2 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 70 SQ FT / 6.52 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 495 SQ FT / 45.99 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 103 SQ FT / 9.6 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1413 SQ FT / 131.31 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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