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20 Hempland Lane, York

York

Guide Price £600,000



This handsome and unspoilt period home sits proudly on a generous plot in the ever popular Stockton Lane area.

Offered with the convenience of vacant possession and no forward chain, the property has a wealth of character, with the advantage of ample off-street parking, detached garage and garden, plus remarkable opportunities for further development.

Much of the 1920's architecture has been retained including the notable panelling and fireplace in the reception hall. This welcoming space provides access to the principal living accommodation including a generous bay fronted sitting room.

To the rear elevation is a dining room with windows and door onto the patio and garden beyond. Both with decorative fireplaces and architraves.

The fitted kitchen has a range of matching wall, base and storage cabinets with integrated sink and space for appliances. Off the kitchen is a further store, courtesy door to side and a WC with separate shower room.

To the first floor are four well-proportioned double bedrooms, and a house bathroom with separate WC.

Externally to the front, the house is set back behind a wall and gated boundary with mature hedging and lawn. A block paved driveway leads to the detached garage with up and over door, power and light.

The charming, mature rear garden has been thoughtfully planted over the years to maximise privacy and is fortunate to catch much of the afternoon and evening sun. Off the rear of the house is the main patio and formal lawn flanked by low maintenance borders, planting and ornamental trees.

In summary, a cherished family home in one of the city's most desirable locations with potential for further improvement and development.

LOCATION

Superbly located in the sought after Stockton Lane in the popular area of Heworth which offers a range of independent shops and amenities. The shopping parks of Monks Cross and Vanguard are also within easy reach. The property falls within the catchment for highly regarded primary and secondary schooling.

Council Tax band: E

Tenure: Freehold

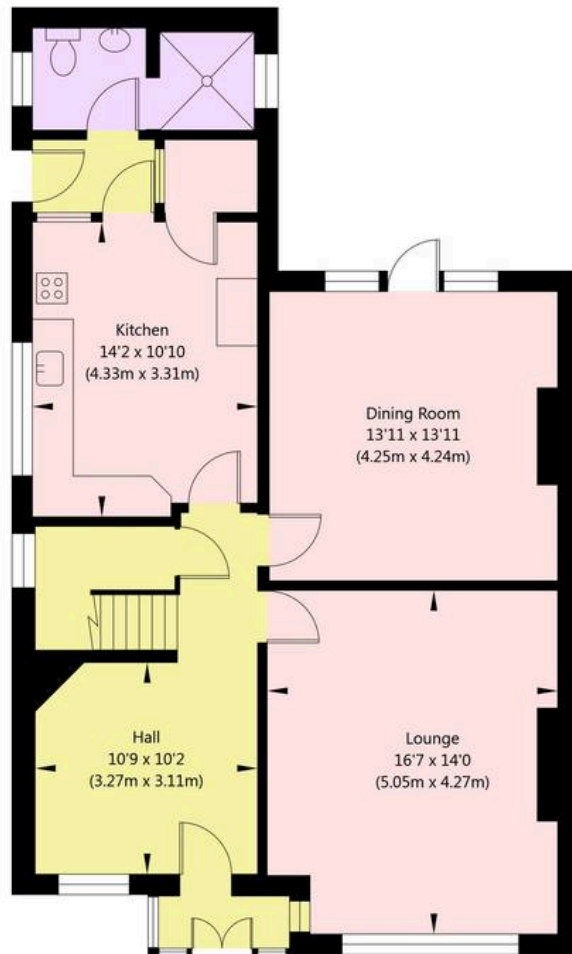




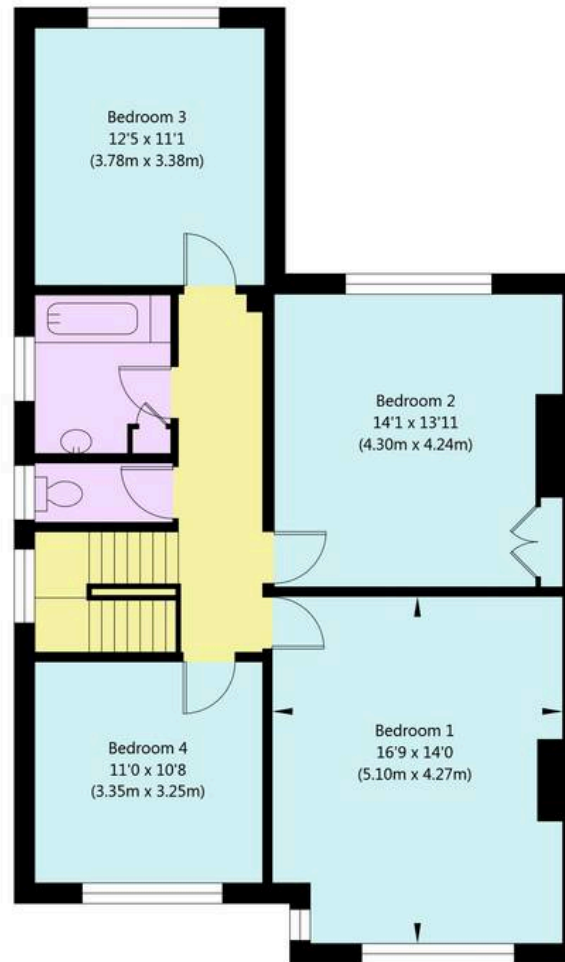




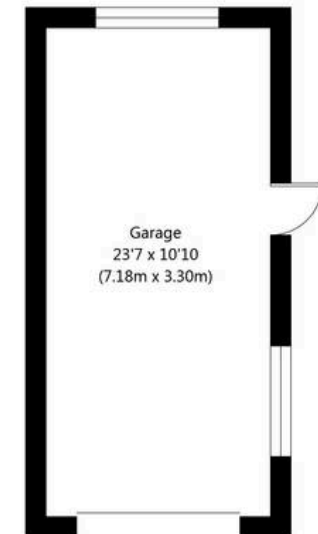
Hempland Lane , Heworth , York, YO31 1AX



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 905 SQ FT / 84.08 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 900 SQ FT / 83.64 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1805 SQ FT / 167.72 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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