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37 Stockton Lane, York

York

£795,000



Choicely situated in a highly regarded area, this glorious 1920s built semi-detached home offers an ideal blend of modern living and period charm. Having been sympathetically extended and remodelled over recent years to include a high specification rear extension, blending in well with the original features throughout.

Upon entering the home, you are greeted by a spacious and inviting hallway with original staircase, dado rail and stained glass window. The lounge to the left is bright and airy due to the large square bay window, and a multi-fuel stove with surround provides a focal point in this well-proportioned room.

The heart of the home is the superb kitchen/dining/living room which spans the width of the property and offers all the convenience of modern family living. The kitchen area includes a handmade kitchen from Cookhouse Design York, and is fitted with shaker style wall and base units and a solid oak worktop. The large island with quartz worktop provides additional storage, breakfast bar, integrated microwave and incorporates a 1 ½ sink basin unit. The room also has double NEFF ovens with hide and slide doors, reflective splashback with extractor over, and provision for an American style fridge freezer.

The remaining space accommodates a generous dining table plus sitting area featuring a Charnwood log burning stove on a slate hearth. Full width bi-fold doors open directly onto the rear garden and alongside two large lantern windows flood this room with natural light. A further utility room with stable door to the garden, and downstairs cloakroom/WC complete the ground floor accommodation.

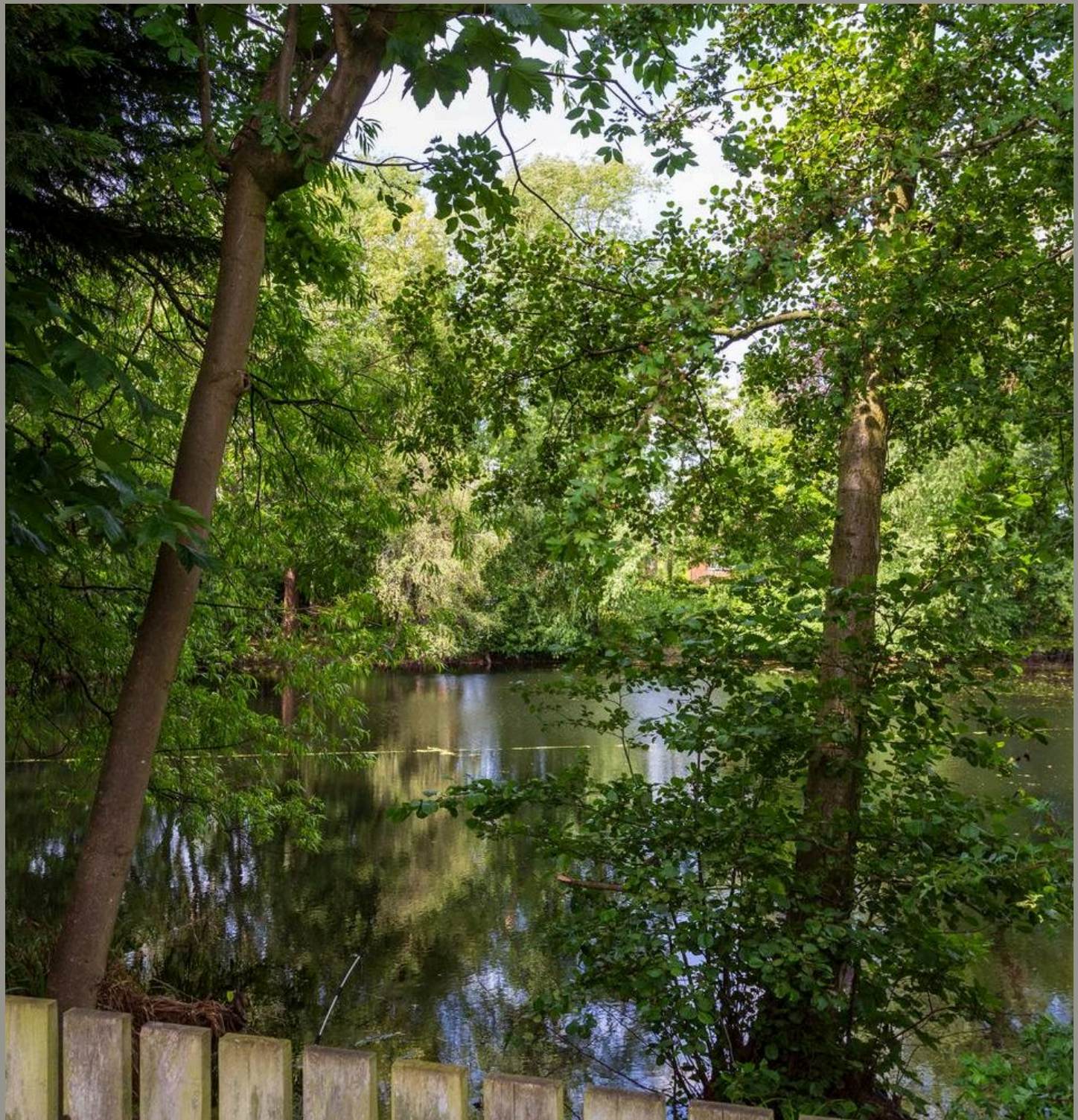
Upstairs to the first floor, the property boasts three bedrooms and the house bathroom. The principal bedroom to the front elevation includes two fitted wardrobes, square bay window and en-suite shower room. The second double bedroom and further single bedroom, which is currently used as an office, reside at the rear of the property providing views over the impressive garden. A house bathroom with bath and fitted vanity units serve the remaining bedrooms. Two double bedrooms on the second floor include handy eaves storage and Velux windows with far reaching views and complete the upstairs accommodation.

Externally, the property sits behind a stone boundary wall with brick pillars and offers a private gravel driveway with parking space for multiple vehicles and a Pod Point EV Charger. A fence boundary to both sides along with mature trees and shrubs provide ample privacy from the roadside.

The rear garden spans 150ft and is divided into three sections, each with a distinct purpose. Primarily is the stone paved patio leading immediately from the kitchen, ideal for al fresco dining. A garden path leads to further paved area with some lawn and space for additional seating, with the remaining garden laid to lawn offering views over a neighbouring private lake. This enviable garden is edged with mature trees, plants and shrubs and a fence boundary. In addition are two sheds suitable to house garden equipment and accessories.

In summary, an impressive and much cherished family home offering all the convenience of modern day living.

Superbly located on the sought after Stockton Lane in the popular area of Heworth which offers a range of independent shops and amenities. The property falls within the catchment for highly regarded primary and secondary schooling.





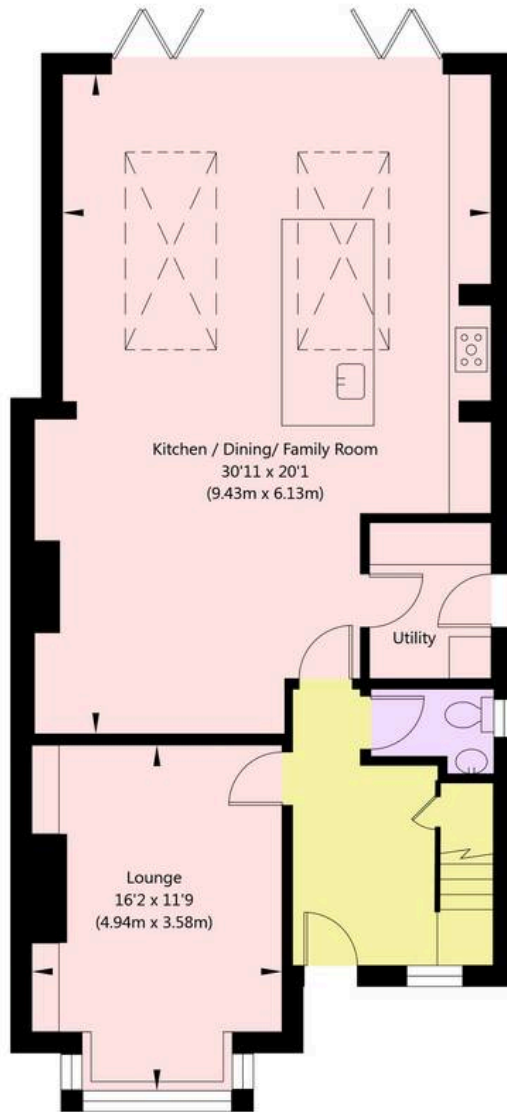




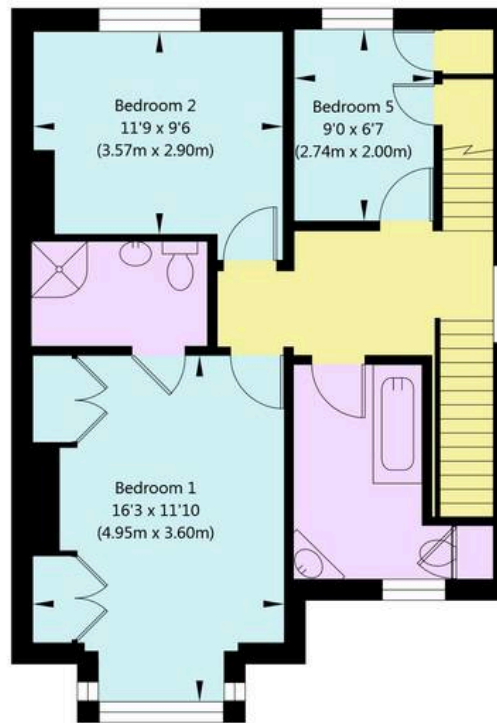


Stockton Lane, York, YO31 1BP

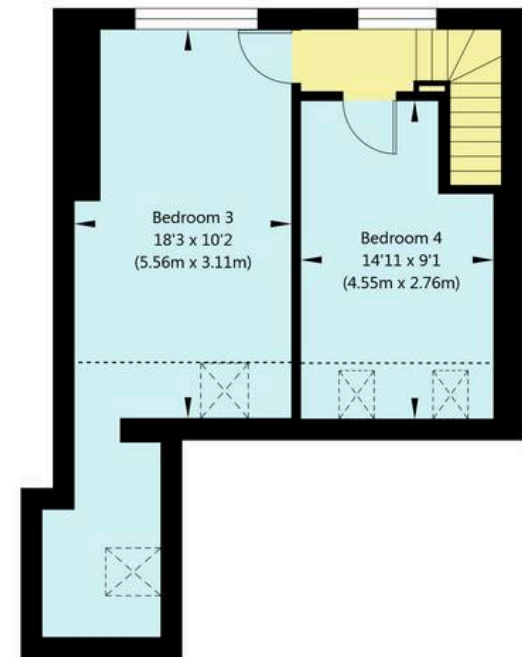
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 945 SQ FT / 87.82 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 609 SQ FT / 56.57 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 413 SQ FT / 38.36 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1967 SQ FT / 182.75 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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