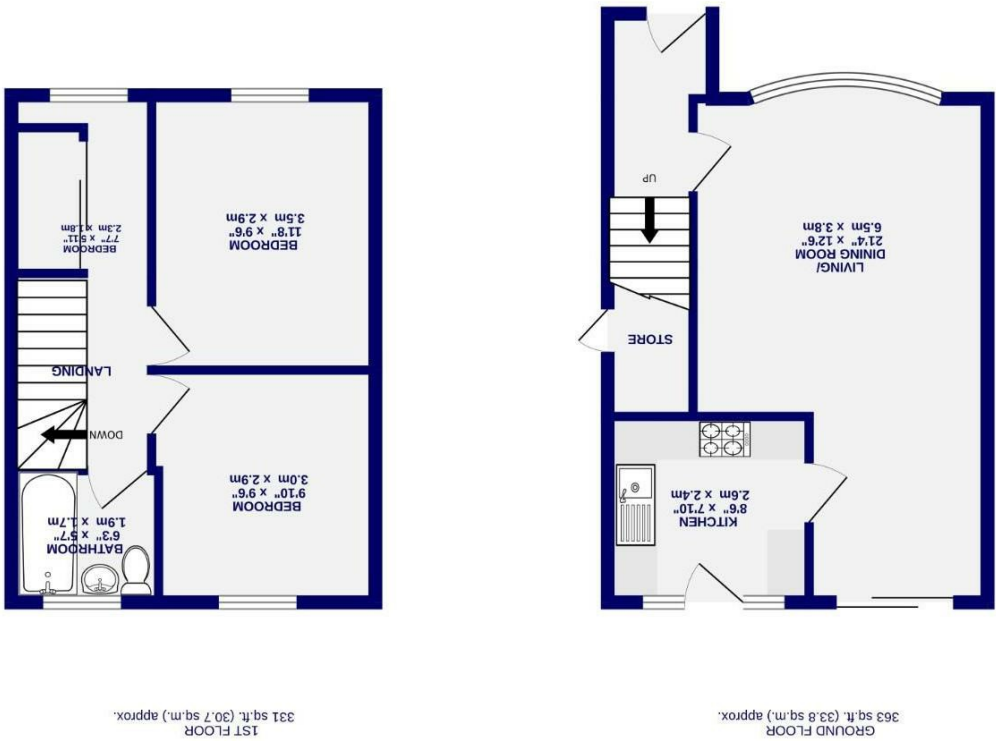


# Springfield Close Off Stockton Lane, YO31 1LD

Freehold  
Council Tax Band - B

- Mid Townhouse
- Three Bedrooms
- First Floor Bathroom
- Beautiful Countryside Views
- Popular Residential Area
- Front & Rear Gardens
- Ideal First Home
- EPC D



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements of the property in person. The floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide 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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Springfield Close  
Off Stockton Lane, York  
YO31 1LD

£245,000

3 1

Set in a peaceful cul-de-sac just 1.7 miles east of York city centre, this three-bedroom mid-townhouse home is perfectly positioned for both convenience and quiet living. Well maintained, it features delightful gardens to the front and rear, and a private aspect to the rear. Rare to find in such a residential area, this property is merely a few paces from vast open fields, ideal for dog walkers.

The ground floor offers a welcoming entrance hallway leading into a generous through lounge and dining room, complete with a gas fire, a bay window to the front, and sliding patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units with marble-effect worktops and provides space for a cooker, fridge/freezer, and washing machine, with direct access to the garden for easy outdoor dining and entertaining.

Upstairs, all three bedrooms benefit from fitted wardrobes, with the third bedroom currently arranged as a dressing room. The family bathroom is part-tiled and includes a window to the rear, providing both light and ventilation.

Externally, a neatly planted front garden with mature shrubs and an attractive tree leads to the home via a pedestrian pathway. A side passageway provides access to the rear garden, which has been thoughtfully designed with a patio, lawn, planted borders, and a wooden shed.

Sure to be popular among a range of buyers due to its size and position, early viewing is highly recommended.

Council Tax Band - B

