

In a quiet residential location, situated near the popular Stockton Lane area of York, this beautifully presented semi-detached dormer house that offers a spacious living/dining room, conservatory and three bedrooms. The property stands on a generous plot and enjoys manageable front and rear gardens, driveway and single garage.

- Immaculate Dormer House
- Sought After Location with Easy Access to the City
- · Spacious Open Plan Living / Dining
- Conservatory
- · Ground Floor Single Bedroom / Study
- Ground Floor Shower Room and Separate WC
- Modern Fitted Kitchen
- Two First Floor Double Bedrooms, One with En-Suite WC
- Off Street Parking and Garage
- · Well Maintained Gardens

Guide Price £280,000

Tenure: Freehold

Council Tax Band: C



Total area: approx. 80.6 sq. metres (867.4 sq. feet)





Bedroom 1 4.14m x 2.52m (13'7" x 8'3")





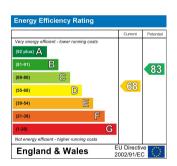








Total area: approx. 98.1 sq. metres (1055.6 sq. feet)







IMPORTANT NOTICE

- 1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- 2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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