



Hempland Drive  
Stockton Lane, York  
YO31 1AY

£575,000

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This beautifully presented and thoughtfully extended four-bedroom semi-detached home is tucked away in the ever-popular residential area close to Stockton Lane. Positioned to the east of York city centre, it combines generous living space with modern open-plan design and the added benefit of a purpose-built garden office – ideal for today's flexible lifestyles. With a wide choice of local amenities, green spaces, and excellent commuter links to both the city and the train station within easy reach, it is a home sure to appeal to a variety of buyers.

The accommodation opens with a welcoming entrance hall leading into a cosy front living room. Retaining charming original features such as picture rails and deep skirting boards, this inviting space is enhanced by a large bay window that floods the room with natural light. To the rear, the heart of the home is revealed – a stunning open-plan kitchen, living and dining space. Designed for modern family life, this area enjoys bi-folding doors onto the garden, sleek high-gloss units, a central island for casual dining, and generous storage throughout. A practical utility room and downstairs w.c. complete the ground floor.

Upstairs, the first floor offers three well-proportioned bedrooms served by a stylish family bathroom, while the top floor is home to a spacious principal bedroom with its own en-suite shower room.

Externally, the property benefits from driveway parking to the front and a generous rear garden designed for relaxation and entertaining, with lawn, patio, and decking areas that enjoy sun throughout the day. At the far end sits a high-quality, purpose-built office clad in cedar wood, complete with power and heating – the perfect spot for home working or creative pursuits.

In all, this is a wonderful family home in a sought-after location, combining character, space, and modern comforts. Early viewing is highly recommended.

Council tax band C





# Hempland Drive Stockton Lane, York YO31 1AY

Freehold  
Council Tax Band - C

- Semi Detached Home
- Four Bedrooms
- Extended
- Home Office
- Beautifully Presented
- Open Plan Kitchen Diner
- Sought After Area
- EPC D



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.

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