



HUDSON
MOODY

290 Stockton Lane, York YO31 1JJ

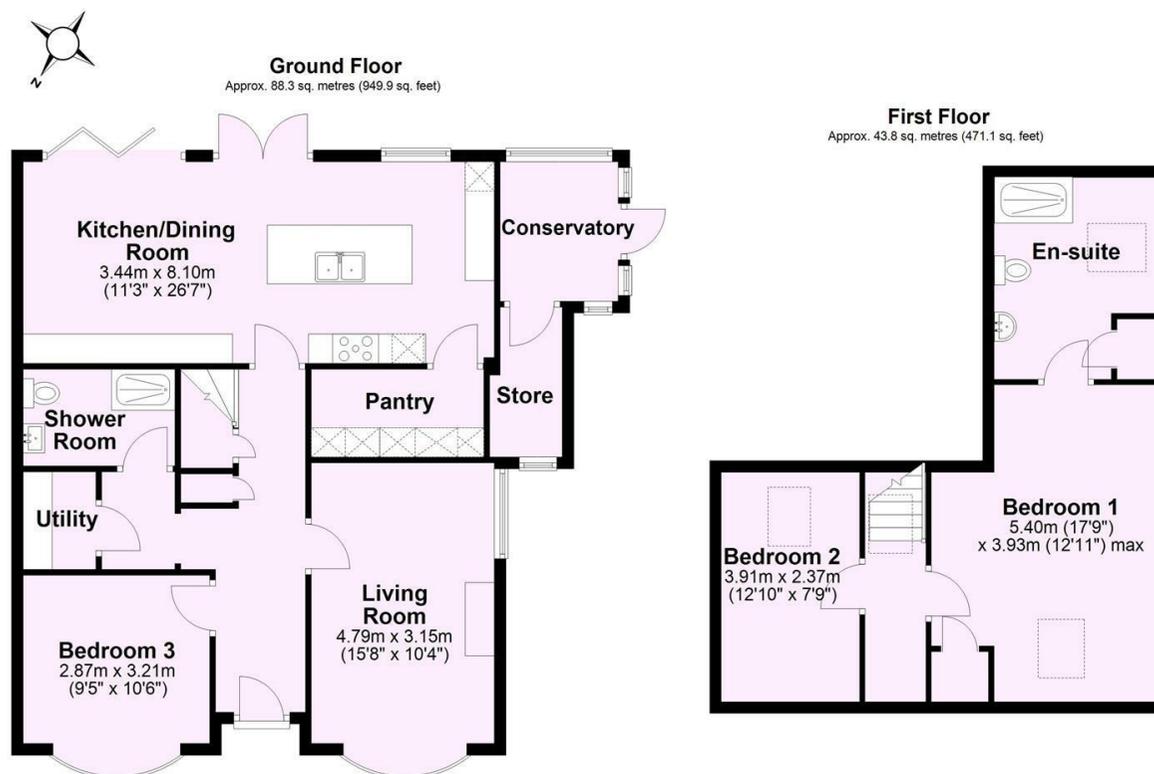
A spacious three bedroom detached dormer style bungalow, having undergone a programme of extension and refurbishment by the current owners to a high standard. With ample off-road parking for a number of vehicles, the property is conveniently placed to access York City Centre, the outer ring road and the A64.

- Superb Open Plan Kitchen/Dining/Living Space With Bi-Folding Doors
- Quality Fitted Kitchen With Integrated Appliances & Large Walk-In Pantry
- Ample Off Road Parking For A Number Of Vehicles
- Luxury Ground Floor Shower Room
- Two First Floor Bedrooms & One On The Ground Floor
- Enclosed South Facing Rear Garden
- Spacious Bay Fronted Lounge
- Master Bedroom with En-Suite
- Extended & Refurbished To A High Standard
- Convenient Access To the city centre, outer ring road & the A64

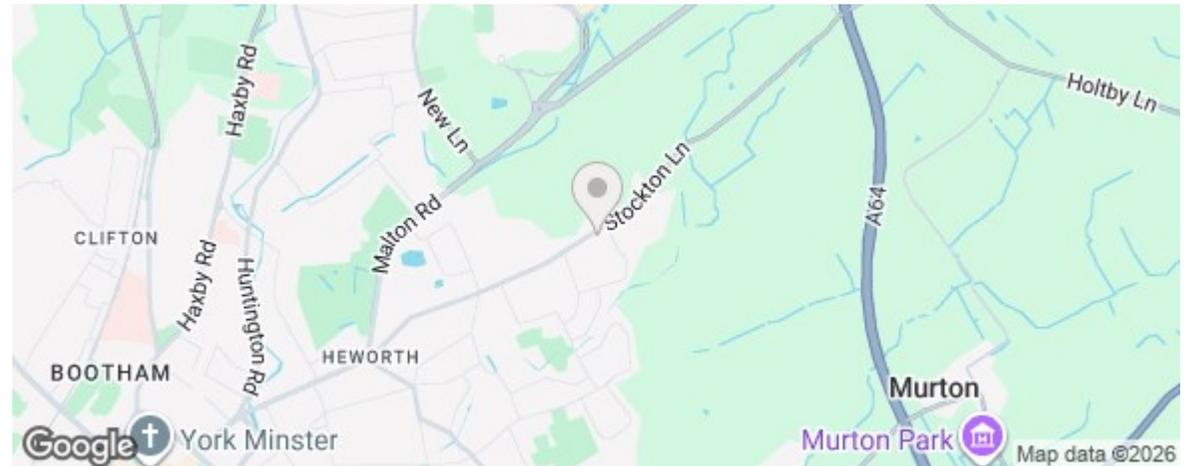
Guide Price £450,000

Tenure: Freehold

Council Tax Band: D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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