





# Abbey Court York YO31 1AA

£550,000

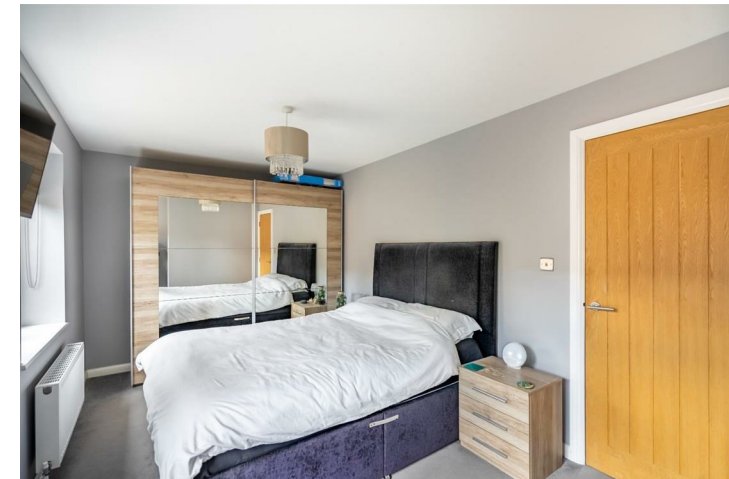


Ashtons Estate Agents are delighted to offer this superb four double bedroom detached home, tucked away within a quiet cul-de-sac just off Stockton Lane, one of York's most sought-after residential areas. Ideally positioned for easy access to Vanguard and Monks Cross retail parks, the property also benefits from nearby amenities, well-regarded schools and excellent transport links to York city centre and the railway station, making it a fantastic choice for large families, professional couples and those seeking spacious and versatile living.

Beautifully presented throughout, the property has been thoughtfully designed for modern family life, with generous proportions and flexible accommodation across two floors. The true heart of the home is the stunning open-plan kitchen, dining and living space, creating a bright and sociable setting for everyday living and entertaining. Bifold doors open directly onto the garden and decking area, allowing seamless indoor-outdoor living during the warmer months.

The kitchen itself has an array of contemporary base units and Island breakfast bar offering ample workspace and storage, while the open-plan layout provides plenty of room for dining and relaxing. A separate utility room and ground floor WC add practicality, while a spacious fourth double bedroom with ensuite offers versatile accommodation ideal for guests, multi-generational living, a home office or additional reception space.

To the first floor are three further generous double bedrooms. The principal bedroom, with a stunning feature window benefits from its own ensuite shower room, while the remaining bedrooms are served by a spacious and modern family bathroom.



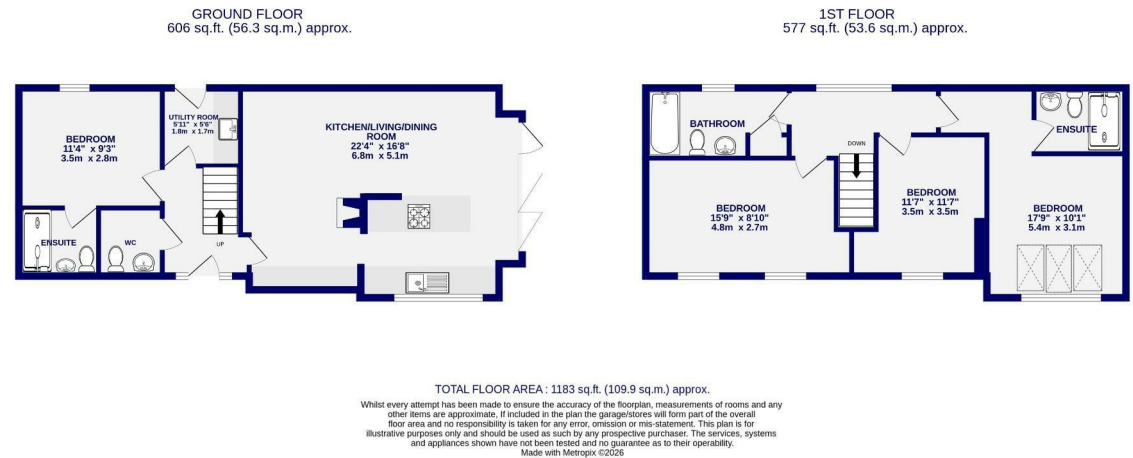




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Freehold  
Council Tax Band - F

- Superb Four Double Bedroom Detached Home
- Quiet Cul De Sac Off Stockton Lane
- Stunning Open Plan Kitchen Living Space
- Bi-Fold Doors To Private Rear Garden
- Highly Sought After York Location
- Versatile Fourth Bedroom With Ensuite
- Easy Access To City Centre And Amenities
- Driveway Parking For Multiple Vehicles
- No Onward Chain And Ready To Move Into
- EPC B



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