



Stockton Lane
York, YO31 1BU
£625,000

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A FABULOUS LARGE 3 BEDROOM DETACHED BUNGALOW SET IN PRIVATE GARDENS WITH A DOUBLE GARAGE SET IN ONE OF YORK'S MOST FAVOURED LOCATIONS WITHIN WALKING DISTANCE OF THE CITY CENTRE AND ACCESS TO MONKS CROSS AND THE A64. Providing bright and spacious living accommodation the property has the benefit of gas central heating and upvc double glazing and comprises entrance hallway, large sitting room with french doors to garden, dining kitchen with fitted units, utility room, master bedroom with en suite shower room/w.c., 2 further double sized bedrooms, family bathroom/w.c. Gardens to front and side. Private lawned rear garden. Rear driveway and detached brick double garage. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Hallway

Entrance door, cloaks cupboard. Doors leading to

Sitting Room

19'3" x 13' (5.87m x 3.96m)

Bright reception room with French doors to rear garden, windows to 2 aspects

Dining Kitchen

14'6" x 12'7" (4.42m x 3.84m)

Good range of fitted units including sink unit, base and wall units, built in oven and hob, window to front, bay window to side. Door to

Utility Room

9'6" x 5'1" (2.90m x 1.55m)

Base and wall units, door to side

Bedroom 1

14'1" x 13'7" (4.29m x 4.14m)

Large master bedroom with window to side. Door to

En suite Shower Room

Large walk in shower, vanity unit with wash hand basin, w.c., window to side





Bedroom 2

13' x 13 (3.96m x 3.96m)

Double bedroom with two windows

Bedroom 3

12'3 x 11'3 (3.73m x 3.43m)

Further double bedroom with window to side

Family Bathroom

Modern suite comprising panelled bath, walk in shower cubicle, wash hand basin, w.c.

Outside

Front garden with flower borders. Side garden set to lawn. Private rear garden set to lawn with patio area, timber and brick summerhouse, timber shed. Rear double width driveway leading to a detached brick double garage 18'3 x 17'8 with twin up and over electric doors, power and light

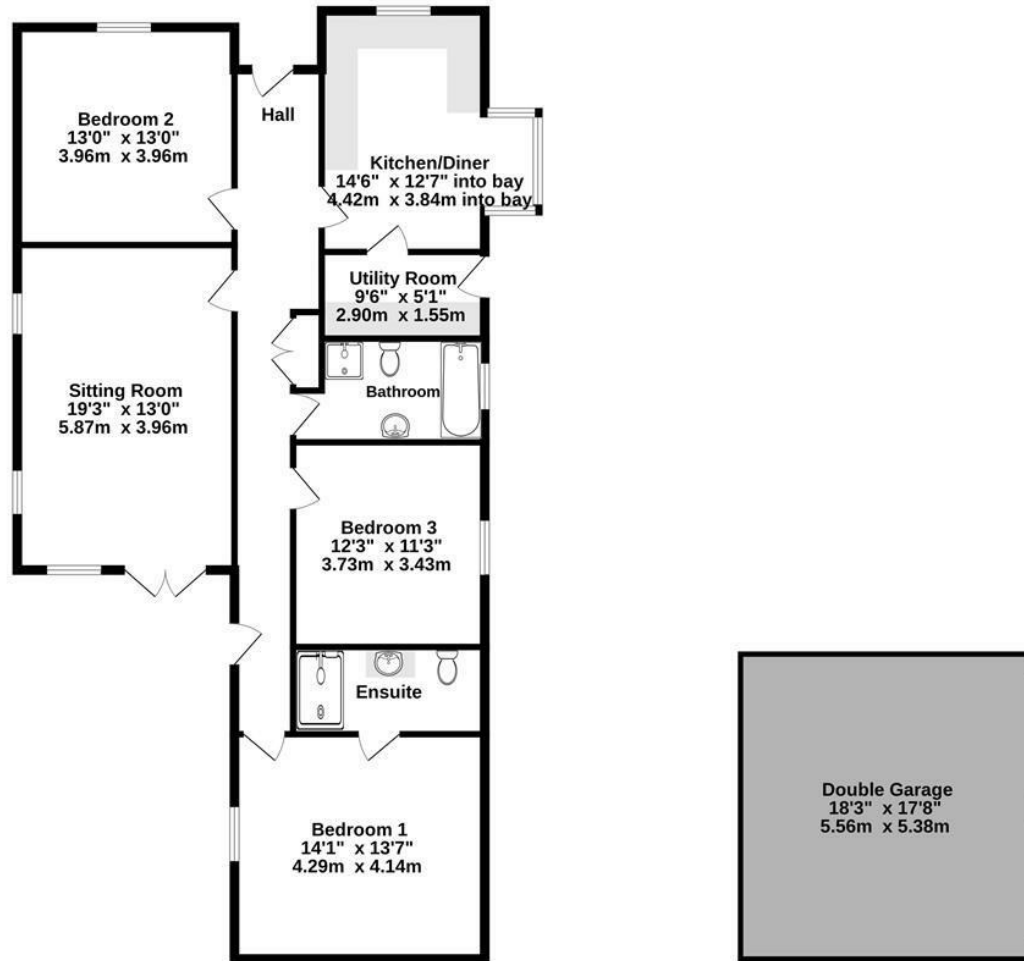
Agents note

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FLOOR PLAN

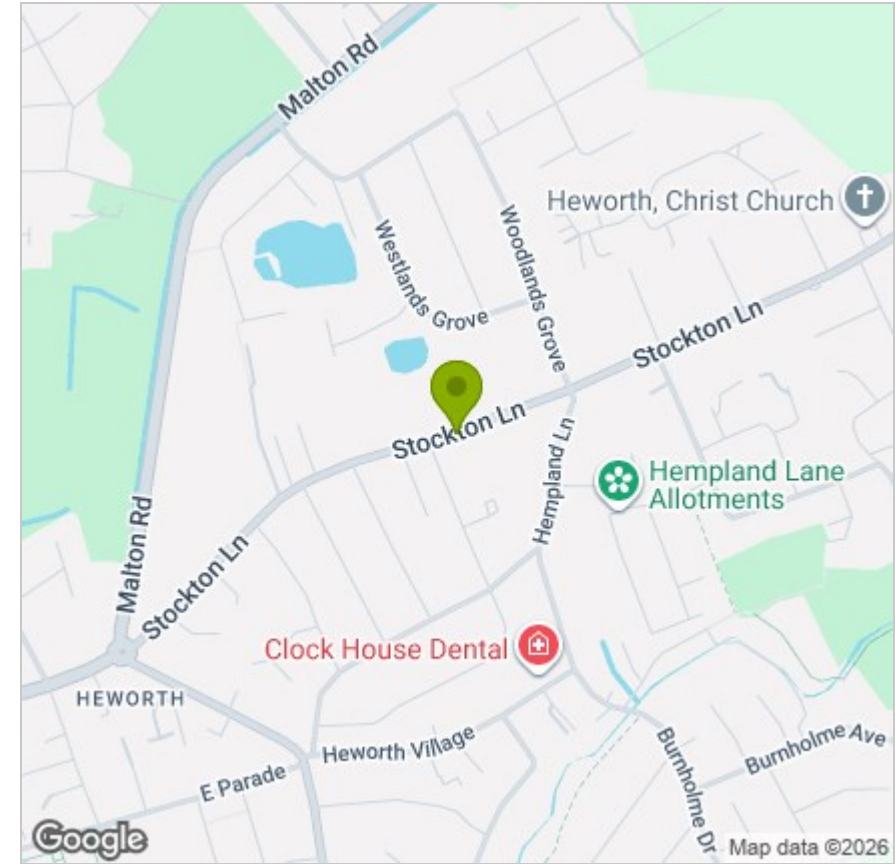
Ground Floor
1276 sq.ft. (118.5 sq.m.) approx.



TOTAL FLOOR AREA: 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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