



40 Gay Meadows, Stockton On The Forest, York
YO32 9UJ

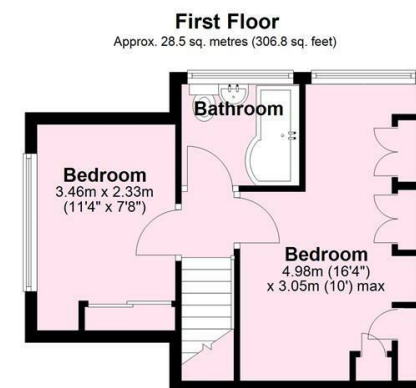
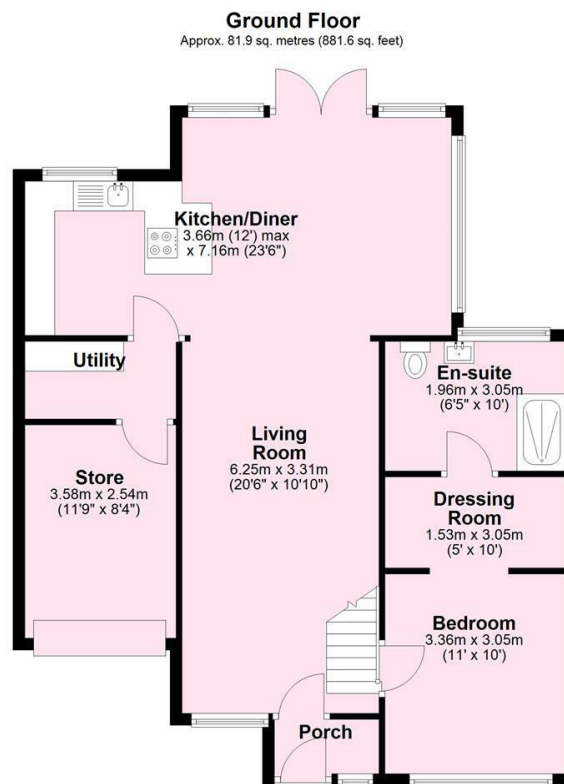
A superbly presented, extended and refurbished, 3 bedroom dormer style home, situated in a delightful cul-de-sac position, in this highly regarded village, with open views to the rear over fields. The property is conveniently placed to access the village amenities, central York, the outer ring road and the A64.

- Stunning Extended & Refurbished Dormer Style Bungalow
- Open Plan Living To The Ground Floor
- Superb Modern Breakfast Kitchen & Utility Room
- Main Ground Floor Bedroom Suite With Dressing Area & Modern En-Suite Shower Room
- Attractive & Enclosed Rear Low Maintenance Gardens With Summer House/Bar
- Ample Off-Road Parking & Garage With Electric Roller Door
- Delightful Cul-De-Sac Position With Open Views To The Rear Over Fields
- Village Amenities & Convenient Access To York City Centre, The Ring Road & The A64
- Two First Floor Double Bedrooms & Main Bathroom
- Viewing Recommended

Offers Over £300,000

Tenure: Freehold

Council Tax Band: C



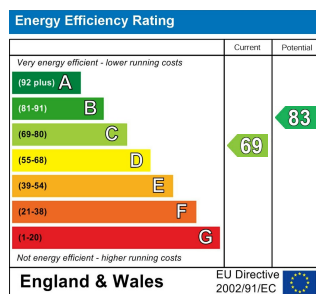
Total area: approx. 110.4 sq. metres (1188.3 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







**HUDSON
MOODY**

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.

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