

Ashley Park Road, off Stockton Lane, York

Offers In Excess Of £400,000

Stephensons
estate agents & chartered surveyors

Ashley Park Road, York YO31 1JX

Est. 1871

Offers In Excess Of £400,000

An exceptional and beautifully reimagined two-bedroom detached bungalow, discreetly positioned within this highly sought-after location just off Stockton Lane, offering an outstanding standard of refined, single-storey living, offered with no onward chain.

Meticulously refurbished throughout, this distinguished residence effortlessly blends elegant contemporary design with intelligent, practical detailing. It presents a rare opportunity for those seeking to downsize without compromise, or for buyers who simply appreciate the ease and sophistication of lateral living at its finest.

At the heart of the home lies a truly striking open-plan kitchen, living and dining space, created via a thoughtfully designed rear extension. A statement lantern roof draws in an abundance of natural light, while full width sliding aluminium doors span the rear elevation, opening seamlessly onto the landscaped garden beyond. The result is a remarkable sense of space and fluidity, perfectly suited to both relaxed day-to-day living and stylish entertaining.

The stunning kitchen is impeccably appointed, featuring sleek quartz work surfaces, a central island, and a full suite of integrated appliances including an AEG double oven and induction hob, microwave, Beko fridge freezer, wine cooler, and a NEFF dishwasher, all curated to complement the home's contemporary aesthetic.

The principal bedroom is a serene retreat, enhanced by a beautifully specified en-suite featuring brass fittings, a generous walk-in shower with glass enclosure, vanity unit, and a heated towel rail by Savoy.

The second double bedroom is equally well-proportioned and enjoys a







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: C - 71
Council Tax: C - City of York
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.











bright front-facing aspect. Both bedrooms are complemented by striking traditional-style column radiators in a sophisticated black finish, adding a subtle design statement.

The family bathroom is presented to an exceptional standard, evoking a spa-like ambience with a freestanding bath and separate walk-in shower, finished with elegant matt black fittings throughout.

Further enhancing the home's practicality is a fully fitted utility and boot room, a rare and highly desirable feature, offering excellent storage, space for laundry appliances, and a built-in seating area. A side-access door provides convenient external entry, ideal for managing everyday life with ease while maintaining the integrity of the main living spaces. The loft is fully boarded, providing additional storage space.

Situated in Heworth, one of York's most desirable residential settings, the property enjoys excellent connectivity to the historic city centre of York, easily reached by a short drive or a pleasant walk. The area offers a strong sense of community alongside convenient access to green open spaces and the wider North Yorkshire countryside. A fine selection of independent shops, cafés and well-regarded public houses are within easy walking distance, while reputable schooling options include Hempland Primary School and Archbishop Holgate's School. For commuters, York Railway Station lies approximately 1.5 miles away, providing direct rail services to London in under two hours.

This is a home of rare quality and considered design, offering an enviable lifestyle in one of York's most established and desirable locations.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

Stephensons
estate agents & chartered surveyors

Partners:

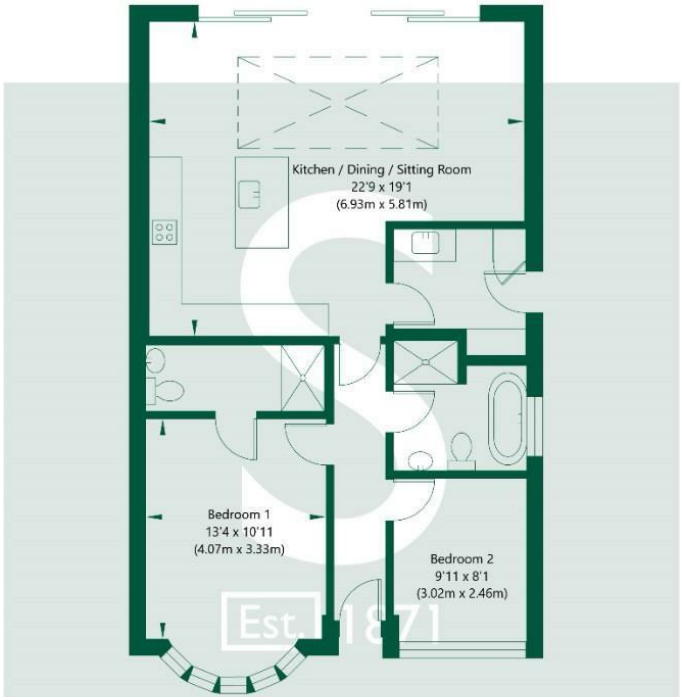
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

Associate Partners:

N Lawrence
I Jarvis MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Ashley Park Road, off Stockton Lane, York, YO31 1JX



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 866 SQ FT / 80.45 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 866 SQ FT / 80.45 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2026