

These particular have been prepared as accurately as possible, but should not be relied upon as a 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. 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. Any areas, measurements, floor plans or distances referred to are given only as a guide only and are not precise. 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. No person in the employment of Ashtons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- Freehold
Council Tax Band - B

1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.

KITCHEN
8'6" x 7'10"
2.6m x 2.4m

DINING ROOM
21'4" x 12'6"
6.5m x 3.8m

LIVING
21'4" x 12'6"
6.5m x 3.8m

STORE

UP

DOWN

BATHROOM
6'3" x 5'7"
1.9m x 1.7m

BEDROOM
9'10" x 9'6"
3.0m x 2.9m

BEDROOM
11'8" x 9'8"
3.5m x 2.9m

LANDING



Springfield Close
Off Stockton Lane, York
YO31 1LD

£240,000

 3  1

Set in a peaceful cul-de-sac just 1.7 miles east of York city centre, this three-bedroom mid-townhouse home is perfectly positioned for both convenience and quiet living. Well maintained, it features delightful gardens to the front and rear, and a private aspect to the rear. Rare to find in such a residential area, this property is merely a few paces from vast open fields, ideal for dog walkers.

The ground floor offers a welcoming entrance hallway leading into a generous through lounge and dining room, complete with a gas fire, a bay window to the front, and sliding patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units with marble-effect worktops and provides space for a cooker, fridge/freezer, and washing machine, with direct access to the garden for easy outdoor dining and entertaining.

Upstairs, all three bedrooms benefit from fitted wardrobes, with the third bedroom currently arranged as a dressing room. The family bathroom is part-tiled and includes a window to the rear, providing both light and ventilation.

Externally, a neatly planted front garden with mature shrubs and an attractive tree leads to the home via a pedestrian pathway. A side passageway provides access to the rear garden, which has been thoughtfully designed with a patio, lawn, planted borders, and a wooden shed.

Sure to be popular among a range of buyers due to its size and position, early viewing is highly recommended.

Council Tax Band - B

