

- Burton Stone Lane
, York
YO30 6HA



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Offers In The Region Of
£325 000

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A beautifully presented three bedroom home with two reception rooms, garage and off street parking, ideally positioned on the popular Burton Stone Lane, close to York city centre and a wealth of local amenities.

The welcoming entrance hall leads through to the dining room, currently arranged around an attractive bay window, before continuing into the generous living room. The reception spaces are light and airy, with high ceilings, wood flooring and a feature fireplace, while patio doors provide a lovely connection to the garden. The flexible layout would allow the front reception room to be used as either a dining room or an additional sitting room.

The stylish kitchen is finished in navy gloss with warm wooden worktops and tonal tiling, creating a smart and cohesive aesthetic. Features include a deep butler style sink, chrome fittings, gas hob and integrated oven, with a side door providing direct access to the garage.

To the first floor are two generous double bedrooms and a further smaller double bedroom, with fitted wardrobes to one of the principal bedrooms. The modern shower room has been finished in keeping with the property's clean and contemporary presentation.

Outside, the property benefits from a front garden and driveway providing off street parking, together with a well maintained east facing rear garden. The garden combines lawn, patio and decking areas, with a retractable canopy providing a useful sheltered space for outdoor entertaining. A garden shed provides additional storage.

The garage is accessed from the kitchen and through to the garden, with a rear window and useful potential as a hobby room, workshop or additional storage space.

A stylish and well presented three-bedroom home offering flexible reception space, a beautifully appointed kitchen, excellent outdoor space, garage and off street parking in a highly convenient York location. Early viewing is recommended.

