



## Stockton Lane, York, YO31 1JW

- Detached Dormer Bungalow
- Spacious Driveway
- South-Facing Garden
- Five Bedrooms
- Potential To Extend (STP)
- EPC Rating D

**£500,000**





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## DESCRIPTION

This beautifully presented five-bedroom detached dormer bungalow has been thoughtfully extended and renovated by its current owners, offering spacious and versatile living on a terrific plot. With ample off-street parking, a garage, and excellent access to York City Centre, the outer ring road, and the A64, it's a fantastic family home in a sought-after location.

The front porch opens into a bright entrance hall, leading to three well-sized bedrooms and a modern three-piece family bathroom. A generous reception room extends 6m to the rear, with double patio doors opening onto the garden. Adjacent is a well-equipped kitchen with a range of base and wall units with side door.

Upstairs, a bright landing leads to two further bedrooms, both with eaves storage, and a contemporary three-piece shower room.

Externally, the front features a gravelled driveway for multiple vehicles and garage access. The south-facing rear garden extends approximately 18m, with mature trees, shrubs, a garden shed, and a gazebo. The property also offers potential for further extension (STP).

Located on prestigious Stockton Lane, this exceptional home enjoys picturesque views over open fields and provides spacious, adaptable living throughout.











**Ground Floor**  
 Floor area 100.3 sq.m. (1,079 sq.ft.)

**First Floor**  
 Floor area 37.0 sq.m. (398 sq.ft.)

**Garage**  
 Floor area 27.4 sq.m. (295 sq.ft.)

Total floor area: 164.7 sq.m. (1,773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

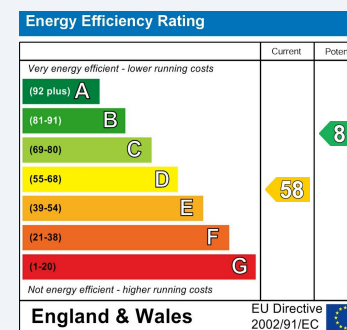
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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