



Kingsmoor Road, Stockton On The Forest, York £495,000

A tactfully renovated detached home set within an enviable corner plot, offered with no onward chain.



Set within the sought-after village of Stockton-on-the-Forest, this detached residence has been extended and thoughtfully renovated to create a functional family home suitable for contemporary modern-day living.

Entering the accommodation via the front porch, a welcoming entrance hallway flows left into a warm sitting room with bay window to the front elevation and a feature cast-iron fireplace with tiled hearth at the focal point. The sitting room opens out into a formal dining area, feeding through into a breathtaking kitchen dining area. Comprehensively upgraded, the kitchen benefits from quartz worktops, integrated appliances, five ring gas induction hob, Quooker tap with inset sink and an abundance of wall and base units. A conservatory overlooks the rear garden, whilst a downstairs cloakroom can be accessed to the side elevation. The former garage has been converted to create additional reception space, with bi-folding doors opening out onto the side courtyard and seating area. Additional storage is also accessible via this room, to accompany an under-stairs closet.

To the first floor, are four well proportioned bedrooms and house bathroom. The primary bedroom features built-in wardrobes, and uPVC window overlooking the front courtyard. The three-piece house bathroom has been tastefully improved, featuring part-tiled walls and splashbacks, parquet flooring, panelled bathtub with 'waterfall' effect shower over, inset hand basin and W.C.

Externally, the property occupies a generous yet private corner plot, with a gated frontage and further enclosed in walled and fenced borders. A brick driveway offers off-street parking for several vehicles. To the side elevation, a gravel portion of the garden is divided by mature shrubs and hedges, to the block paved seating area; which leads further to the rear courtyard.

Stockton-on-the-Forest is a charming and well-connected village located just 4 miles north-east of York, offering the perfect balance between rural tranquility and city convenience. With its linear layout, scenic countryside surroundings, and strong sense of community, the village is ideal for families, professionals, and retirees alike.

Residents enjoy a range of local amenities, including a popular village pub (The Fox), a well-regarded primary school, village hall, playground, and active community groups. Excellent transport links via the A64 and regular bus services provide easy access to York, the coast, and beyond.

Material Information

Tenure: Freehold.

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected.

Broadband Coverage: Up to 1000* Mbps download speed.

EPC Rating: D.

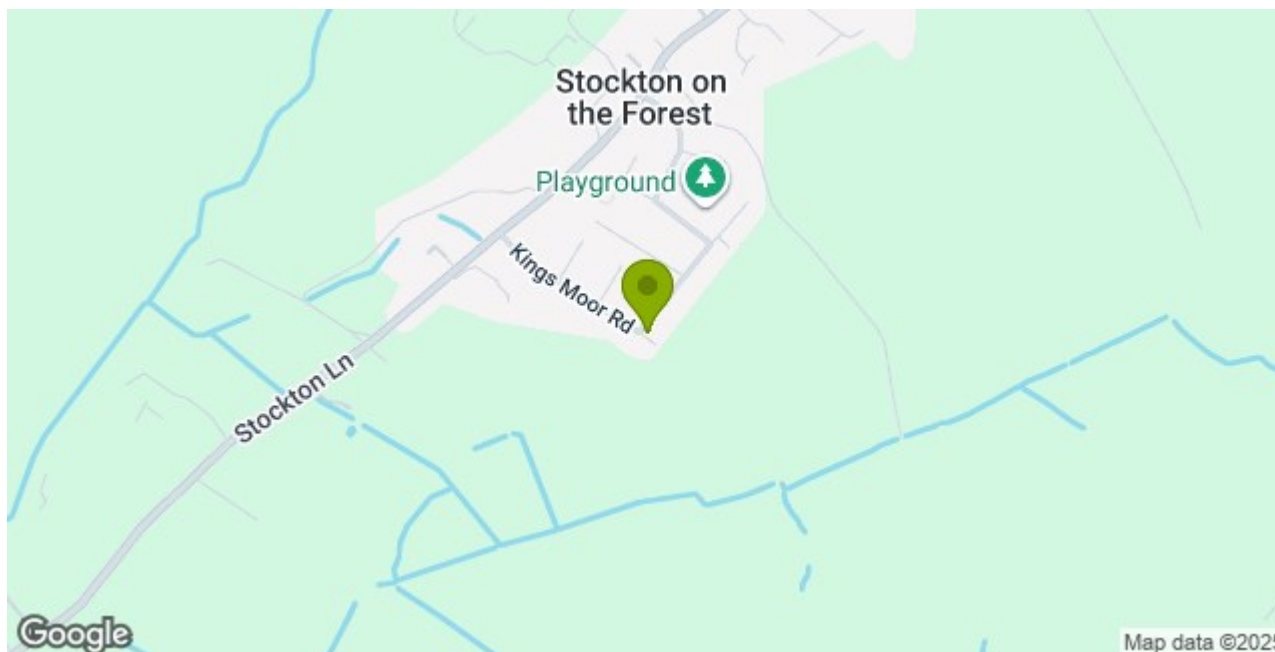
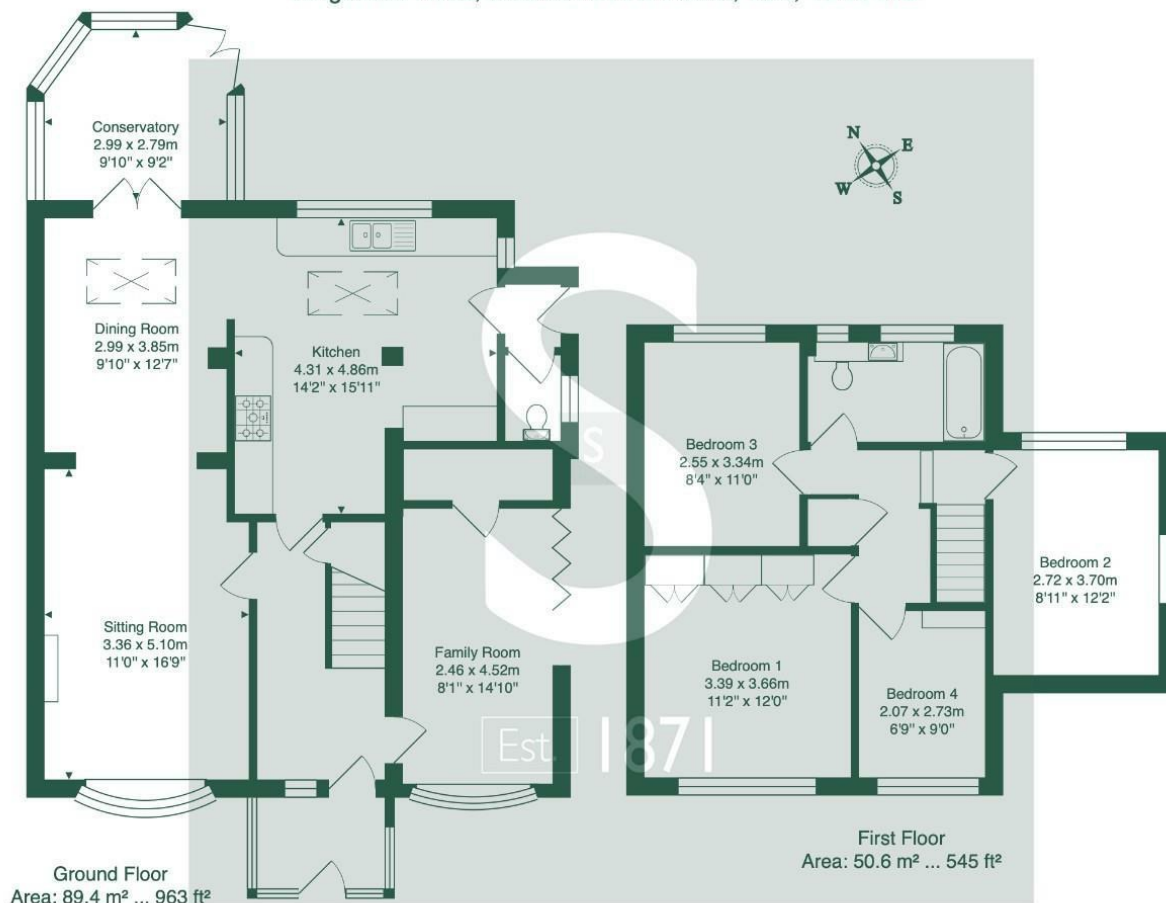
Council Tax: D - City of York.

Current Planning Permission: No current valid planning permissions.

Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533.

*Download speeds vary by broadband providers so please check with them before purchasing.

Kingsmoor Road, Stockton on the Forest, York, YO32 9TZ



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