



ROB LETTS

exp UK

Oakland Avenue, Stockton Lane, York

Guide Price £675,000

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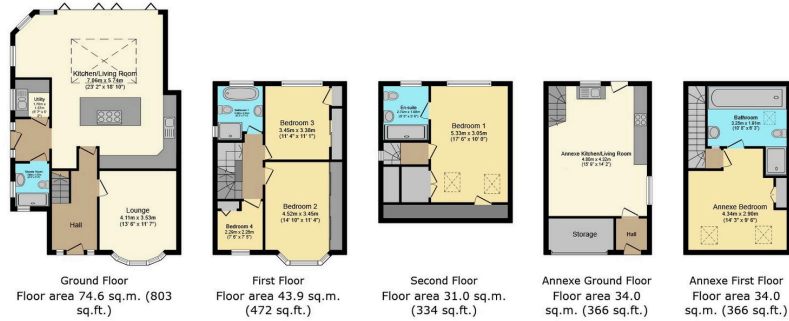
Set on the ever-popular Oakland Avenue, just a mile from York city centre, this beautifully refurbished home blends city convenience with suburban calm.

The main house opens with a welcoming hallway, leading to a bay-fronted lounge and a stunning openplan living kitchen. Finished with granite worktops, a breakfast bar and premium Miele appliances, it's the heart of the home, bathed in light from a roof lantern and bi-fold doors opening to the landscaped patio garden. A utility and ground-floor shower room add further practicality.

Upstairs, three bedrooms and a stylish bathroom occupy the first floor, while the top floor hosts a superb master suite with vaulted ceilings, electric Velux windows and a private en-suite. Outside, a carriage driveway offers generous parking and the low-maintenance garden is perfect for entertaining. A real highlight is the oversized detached garage, now converted to a self-contained annex with living kitchen below and an en-suite bedroom above— ideal for family, guests or home working. (currently under review with planning)

Stylish, spacious and flexible, this is a rare opportunity in one of York's most desirable areas.

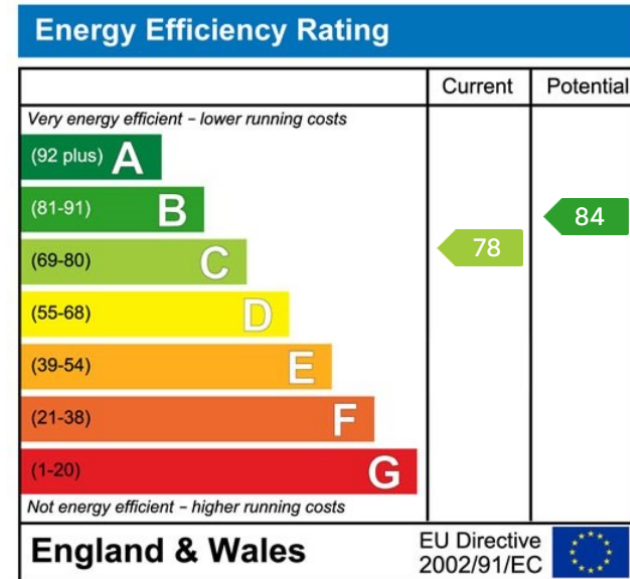




Total floor area: 217.6 sq.m. (2,342 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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

- Prime Location
- Beautifully Presented: Extensively refurbished
- Spacious Lounge: Features a charming bay-fronted design
- Stunning Open-Plan Living Kitchen
- Well-Proportioned Bedrooms
- Exceptional 2nd Floor Master Suite
- Detached double garage (currently equipped with living kitchen and first floor
- Landscaped Patio Garden
- Ample Off-Street Parking
- Quote RL0918 When Calling To Book A Viewing On this Property



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07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com