



## Moorside Stockton Lane, Stockton On The Forest, York £1,250 Per Month

A particularly spacious extended and improved semi detached house located on the edge of this popular village close York and A64. Unfurnished. Gas C/H, UPVC Double glazing. Hall, cloaks/WC, lounge, dining room, Dining area, fitted kitchen with appliances, utility. FF 3 bedrooms, bathroom/WC with shower. Outside gravelled parking area to front, rear garden, open rural aspect.

EPC 57 D. NO SMOKERS. NO PETS.



## DESCRIPTION

Entrance Hall. With part glazed external door, central heating radiator.



Cloaks/WC. With white suite comprising low flush WC, pedestal hand basin, central heating radiator, extractor fan. Tiled floor.



Lounge. Approx 12`11` x 11`9` (3.94m x 3.58m) with decorative cast iron fireplace, double central heating radiator, laminate wood flooring, bay window to front.



Dining Room. Approx 11`9` x 12`8` (3.58m x 3.86m) with laminate wood floor, sliding door to:-

Dining Area. Approx 13`8` x 11`0` (4.16m x 3.35m) with Velux roof light, central heating radiator, tiled floor, glazed double doors to rear garden.

Kitchen. Approx 14`5` x 6`8` (4.40m x 2.03m) with single drainer stainless steel sink, range of fitted beech effect base and drawer units beneath marble effect laminate worktops, tiled splashback, matching wall units. Tiled floor, Gas central heating boiler and radiator, cooker with stainless steel hood, fridge freezer.

Utility Room. Approx 8`8` x 6`10` (2.64m x 2.08m) with single drainer stainless steel sink, fitted base unit, marble effect laminate worktop, double central heating radiator, tiled floor, washer, vented for dryer.

First Floor Landing

Bedroom One (front). Approx 10`11` x 10`7` (3.33m x 3.22m) with central heating radiator, recessed wardrobe to alcove.

Bedroom Two (rear). Approx 11`9` x 12`7` (3.58m x 3.83m) with central heating radiator, fitted wardrobe to alcove, rural outlook.

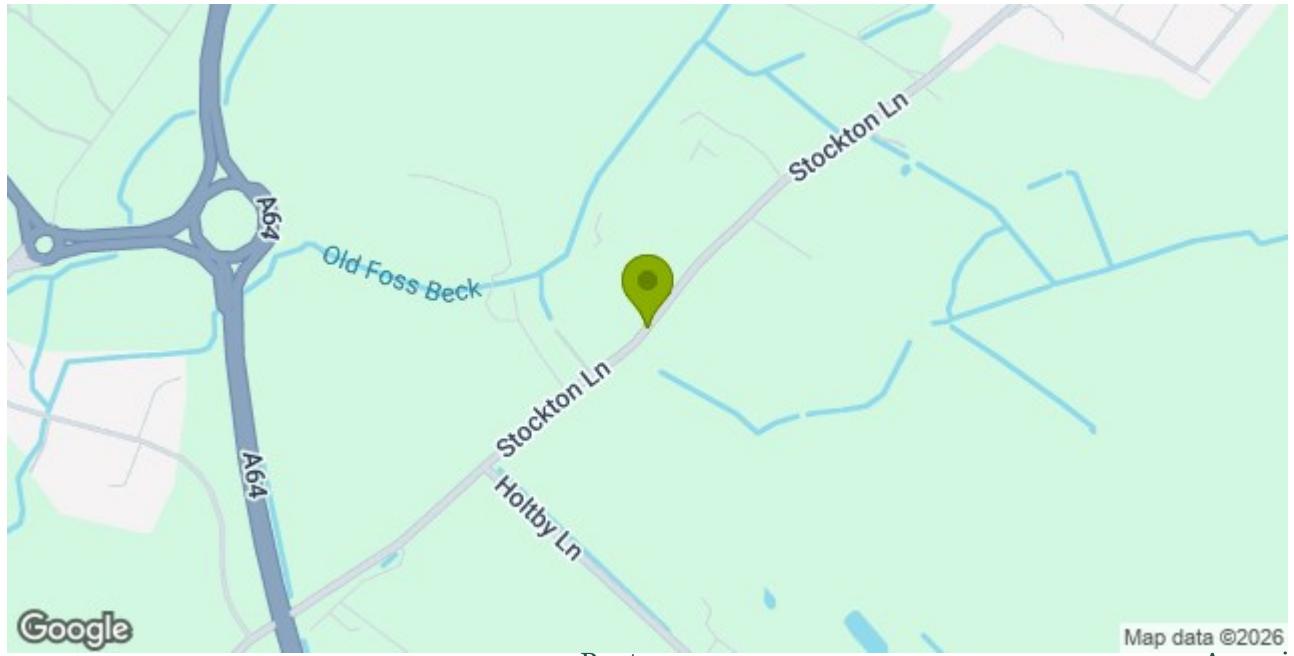
Bedroom Three (front). Approx 6`11` x 6`7` (2.11m x 2.01m) with central heating radiator.



Bathroom/WC. With white suite comprising panelled bath, pedestal hand basin, low flush WC, cylinder/airing cupboard. Glazed/tiled shower cubicle with Mira electric shower, walls part tiled.

To the Outside.

Gravelled garden/parking area to front, enclosed lawned rear garden with patio and shed adjoining and overlooking agricultural land.



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## Associates

