

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

116 Stockton Lane

York, YO31 1BU

Guide Price £575,000

3 2 1 D

NO ONWARD CHAIN! A large three bedroom detached bungalow with double garage, located within the highly desirable and convenient location of Stockton Lane. Offering plenty of space and opportunity to further extend and enhance this quality property is not to missed! Benefitting from gas central heating it fully comprises entrance hallway, good size lounge with glazed door to garden, breakfast kitchen, utility room, master bedroom with fitted wardrobe and three piece en-suite shower room, two further double bedrooms and a separate family bathroom. To the outside are well kept low maintenance gardens with lawn and patio as well as driveway providing ample off street parking and the potential for electric car charging as well as a double garage with power and lighting.
An accompanied viewing is strongly recommended.







Entrance hallway
Entrance door, single panelled radiator, storage cupboard, power points, further door and window to rear, carpet.

Breakfast Kitchen
14'6 x 12'7 (4.42m x 3.84m)
Double glazed bay window to side and further window to front, fitted wall and base units with counter tops, one and a half stainless steel sink and draining board, eye level oven, space for appliances, double panelled radiators, power points, vinyl flooring.



Utility Room
9'6 x 5'1 (2.90m x 1.55m)
Double glazed window and door to side, fitted units, stainless steel sink and draining board, single panelled radiator, power points, vinyl flooring.



Lounge
19'3 x 13' (5.87m x 3.96m)
Double glazed windows to side and rear, door to garden, three double panelled radiators, TV point, power points, carpet.



Master Bedroom
14'1 x 13'7 (4.29m x 4.14m)
Double glazed window to side, fitted wardrobes, single panelled radiator, power points, carpet.







En-Suite
Opaque window to side, low level WC, wash hand basin, walk-in shower cubicle, part tiled walls.

Bedroom 2
13' x 13' (3.96m x 3.96m)
Double glazed window to side, single panelled radiator, power points, carpet.

Bedroom 3
12'3 x 11'3 (3.73m x 3.43m)
Double glazed windows to front and side, double panelled radiator, power points, carpet.

Bathroom
Opaque window to side, panelled bath with mixer shower head over, low level WC, wash hand basin, storage cupboard, towel rail/radiator, part tiled walls, tiled flooring.

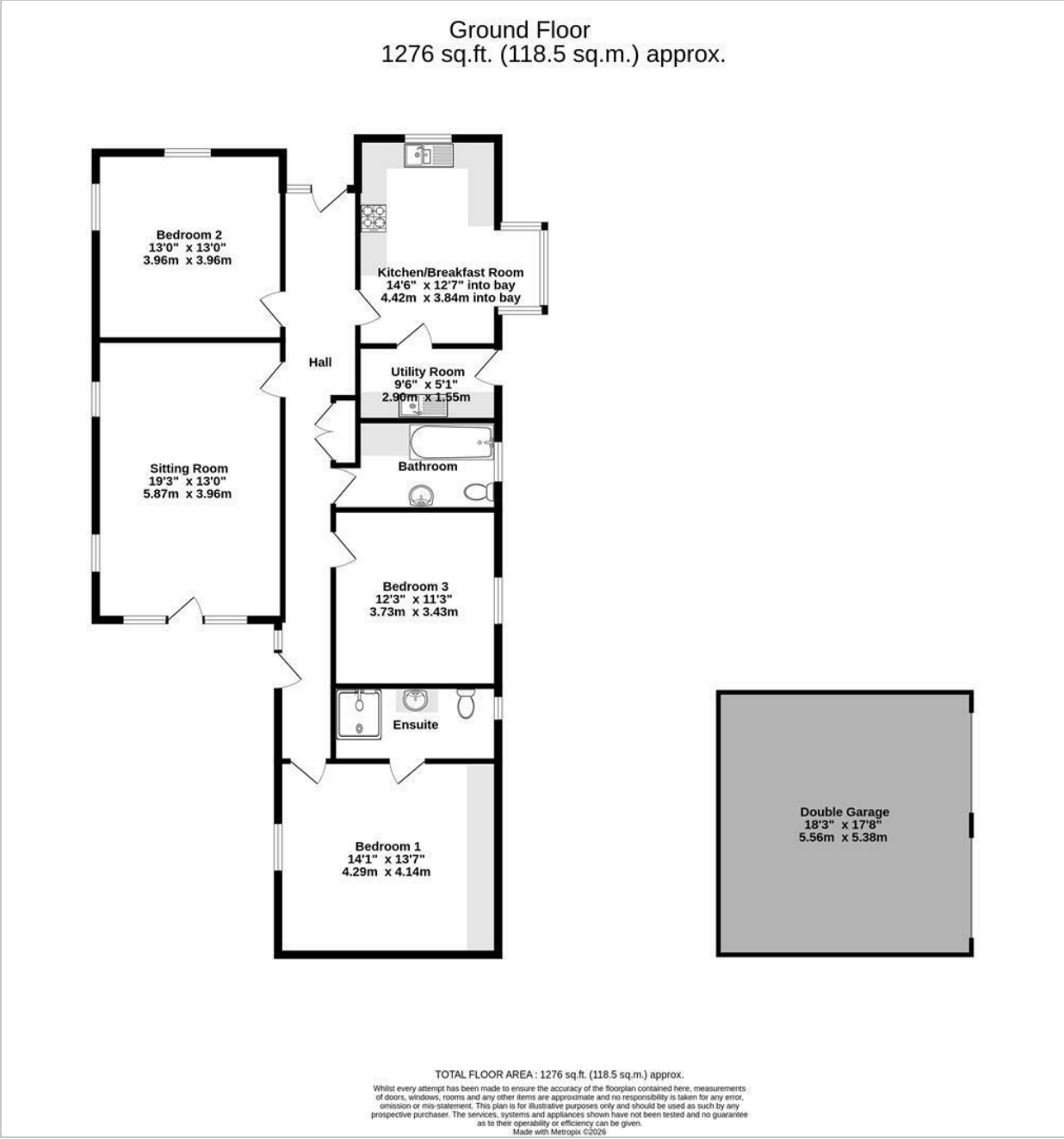
Outside
Landscaped front garden, gated driveway, pathways to both sides, rear lawned garden with patio.

Double Garage
18'3 x 17'8 (5.56m x 5.38m)
Two up and over doors, power and lighting.

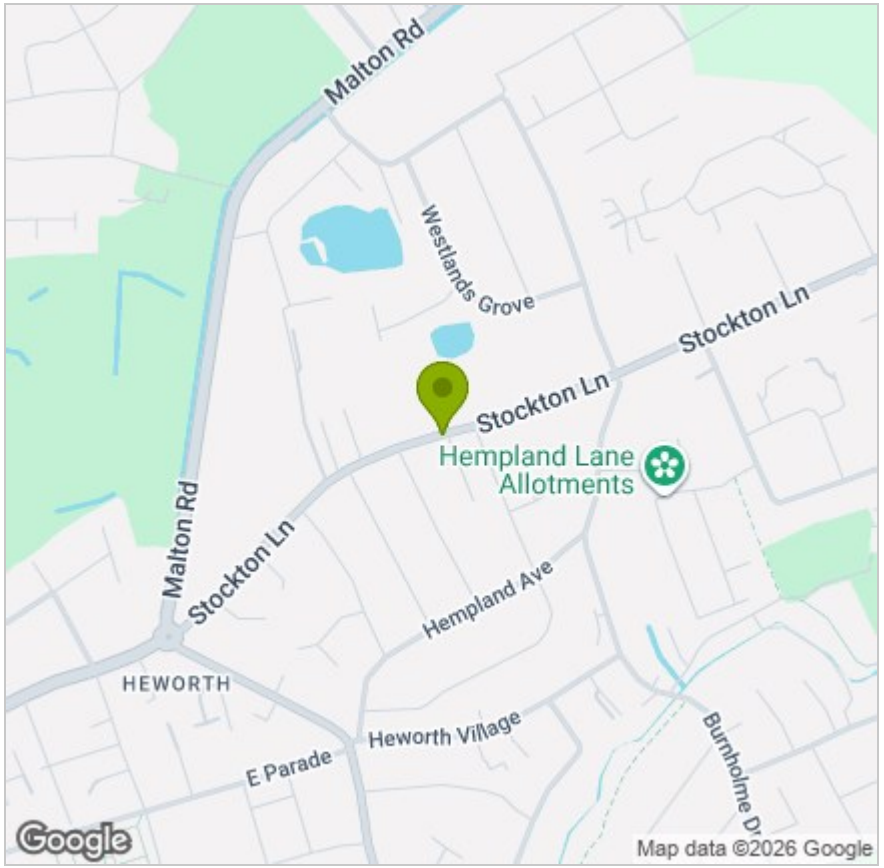
Agents Notes:
While artificial intelligence tools may be used to assist in drafting marketing text, all property details, measurements, and material information are intended as a guide only and do not constitute a contract, warranty, or legal/surveying advice. Prospective buyers or tenants must independently verify all facts, boundaries, legal title, and material information prior to making a commitment.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

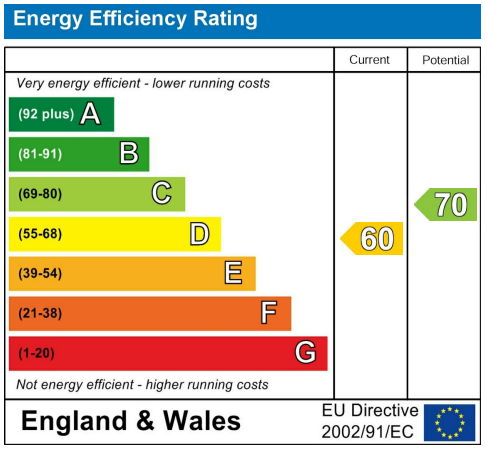
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk