

LANCASTER  
SAMMS

20 Woodlands Grove, York

York

£670,000





**A handsome 1930's detached property that has been recently refurbished, with a superb and private rear garden, choicely situated off the ever-popular Stockton Lane.**

Internally beyond the curved storm porch the impressive accommodation includes a glorious bright hallway with large window and parquet flooring leading to the principal reception rooms. To the front is an attractive bay fronted lounge with its original flooring, gas stove and limestone hearth.

Overlooking the rear elevation is the formal dining room with Crittall style doors, panelled walls, fire surround and restored original flooring.

The kitchen is fitted with a range of wall and base units with breakfast bar, integrated dishwasher, oven/grill, gas hob and extractor. A courtesy door leads into a boot room with seating area, WC and cupboard housing boiler.

To the first floor are three bedrooms including two large double bedrooms and a bay window to the front elevation. In addition is a modern house bathroom and separate WC.



Externally the property is proudly set back with decorative wall, borders and lawn. A driveway to the side leads to the detached garage with power and light.

To the rear is an impressive garden mainly laid to lawn with well stocked borders and a patio area. With low level properties to the side and rear, there is a remarkable degree of privacy and much of the days sun.

In summary, a superb opportunity to secure a beautiful period home close to the city centre and amenities.

#### LOCATION

Superbly located off the sought-after Stockton Lane in the popular area of Heworth which offers a range of independent shops and amenities. The shopping parks of Monks Cross and Vanguard are also within easy reach. The property falls within the catchment for highly regarded primary and secondary schooling.

#### DIRECTIONS

Leave York city centre via the A1026 Heworth Green and take the second exit onto Stockton Lane. Continue taking a left on Woodlands Grove and the property is situated on the right hand side.

Council Tax band: E

Tenure: Freehold











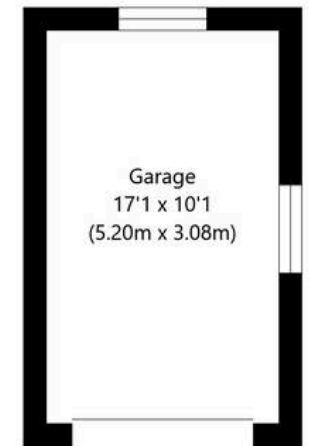
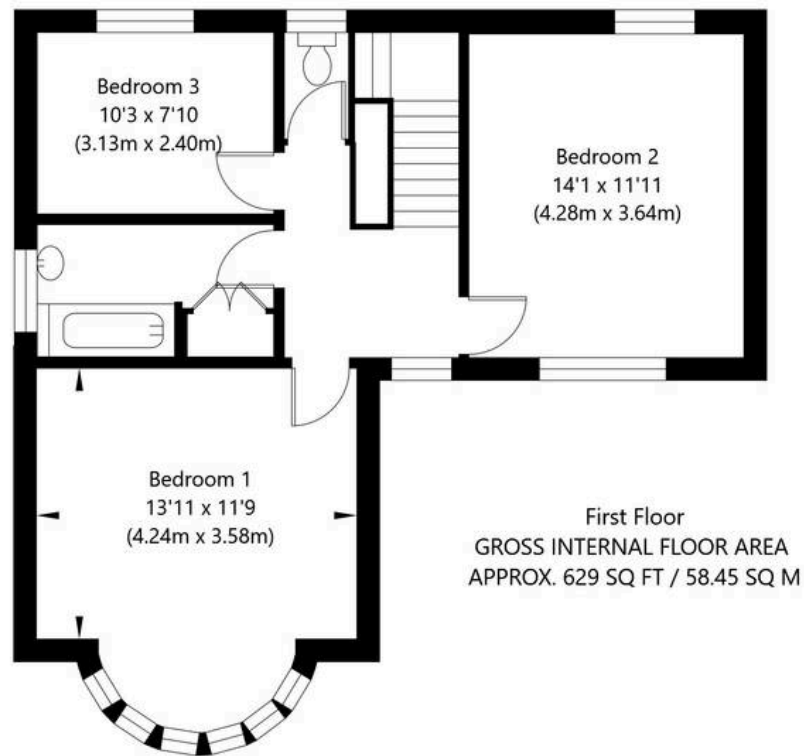












NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1347 SQ FT / 125.18 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Lancaster Samms

27 High Petergate, York – YO1 7HP

01904 500455

[info@lancastersamms.co.uk](mailto:info@lancastersamms.co.uk)

[www.lancastersamms.co.uk/](http://www.lancastersamms.co.uk/)

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