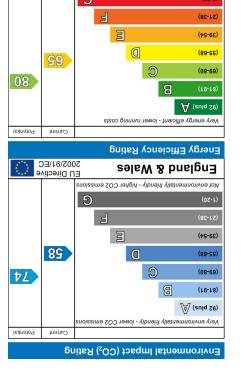
EEE997 +0910 dmooA

Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of confracts.

TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.



England & Wales Not energy efficient - higher running costs

EU Directive



656 sq.ft. (61.0 sq.m.) approx. 1ST FLOOR



783 sq.ft. (72.7 sq.m.) approx. **GROUND FLOOR**





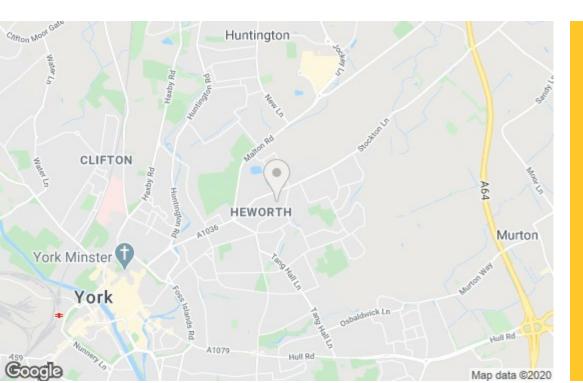












Description

This wonderful semi detached home is set to the East of York, off Stockton Lane; well placed for access to the heart of the city centre as well as excellent commuter links. Extended and much improved, the accommodation is flexible and spacious, sure to suit the needs of many families.

A large entrance hall leads to two reception rooms of good proportions and a wonderful light and airy dining kitchen. There is also a utility room and cloakroom to the ground floor. Upstairs are three double bedrooms and a fourth room off the master, which can be used as a dressing room, nursery or study. There is also an ensuite to the master room and a family bathroom.

Externally, the property benefits from fabulous sunny mature gardens to the rear, brick built integral store/ small garage and driveway parking. Sure to appeal to a range of potential buyers, early viewing is essential.