



## Stockton Lane, Stockton On The Forest, York £525,000

The rare opportunity to acquire a substantial detached bungalow requiring renovation with no onward chain. Offering approximately 1800sqft and occupying an enviable plot, this home is positioned to be an exciting project, only a short drive from York city centre.





This detached bungalow was built in the 1960's and has been thoughtfully extended to create a substantial residence, set within the sought-after village of Stockton-on-the-Forest.

On entry, to the left hand side of home is generous reception living, consisting of a large, open living/dining room having a dual aspect log burning stove and bay windows to the front and side elevations. The formal dining space adjoins the kitchen, which flows practically into a utility area. The utility room accesses a single garage, boiler room, and separate W.C. The right hand of the home boasts four generously proportioned bedrooms and a sizable four-piece bathroom, featuring walk-in shower, separate bath, wash hand basin and W.C.

Externally, the property sits within a generous plot, with fenced borders and gardens to the front, side and rear elevations. There is substantial room to extend further (subject to planning permission(s)). Furthermore, the driveway provides ample parking for several vehicles.

Stockton-on-the-Forest is a charming and well-connected village located just 4 miles north-east of York, offering the perfect balance between rural tranquility and city convenience. With its linear layout, scenic countryside surroundings, and strong sense of community, the village is ideal for families, professionals, and retirees alike.

Residents enjoy a range of local amenities, including a popular village pub (The Fox), a well-regarded primary school, village hall, playground, and active community groups. Excellent transport links via the A64 and regular bus services provide easy access to York, the coast, and beyond.

### Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water are understood to be connected. Sewage treatment plant

Broadband: Up to 1000\* Mbps download speed

EPC Rating: D

Council Tax: F - City of York

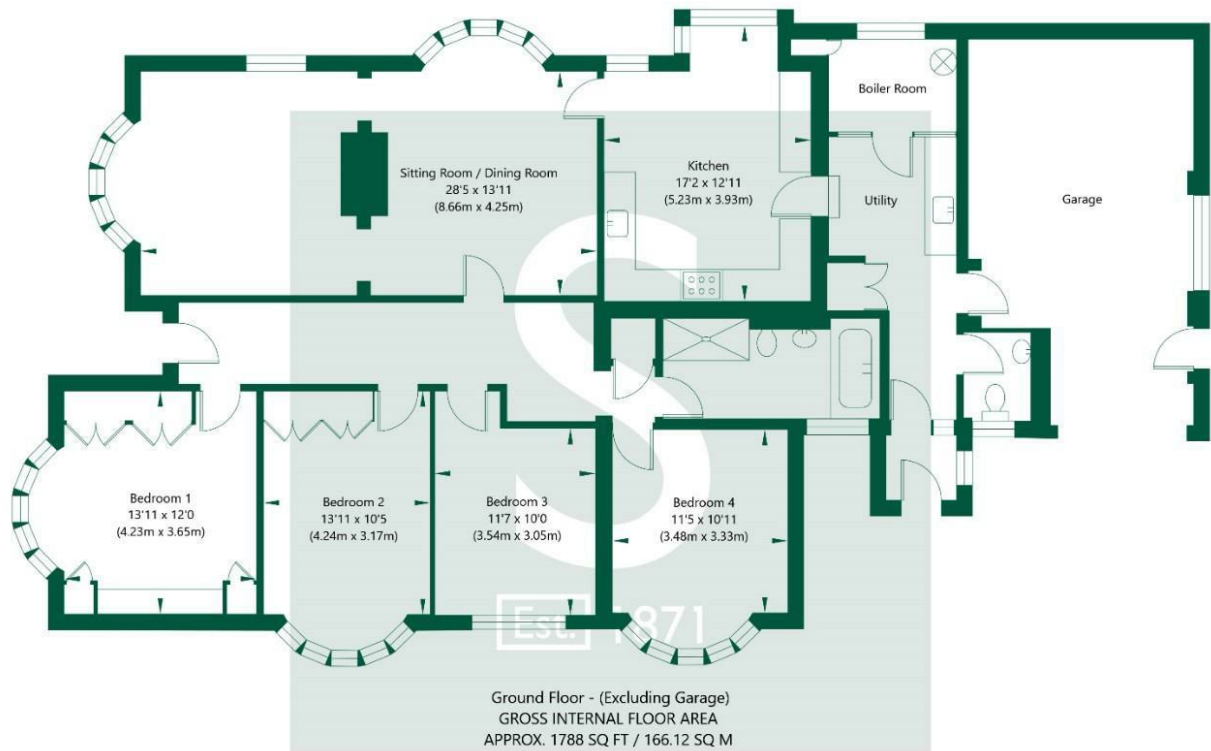
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

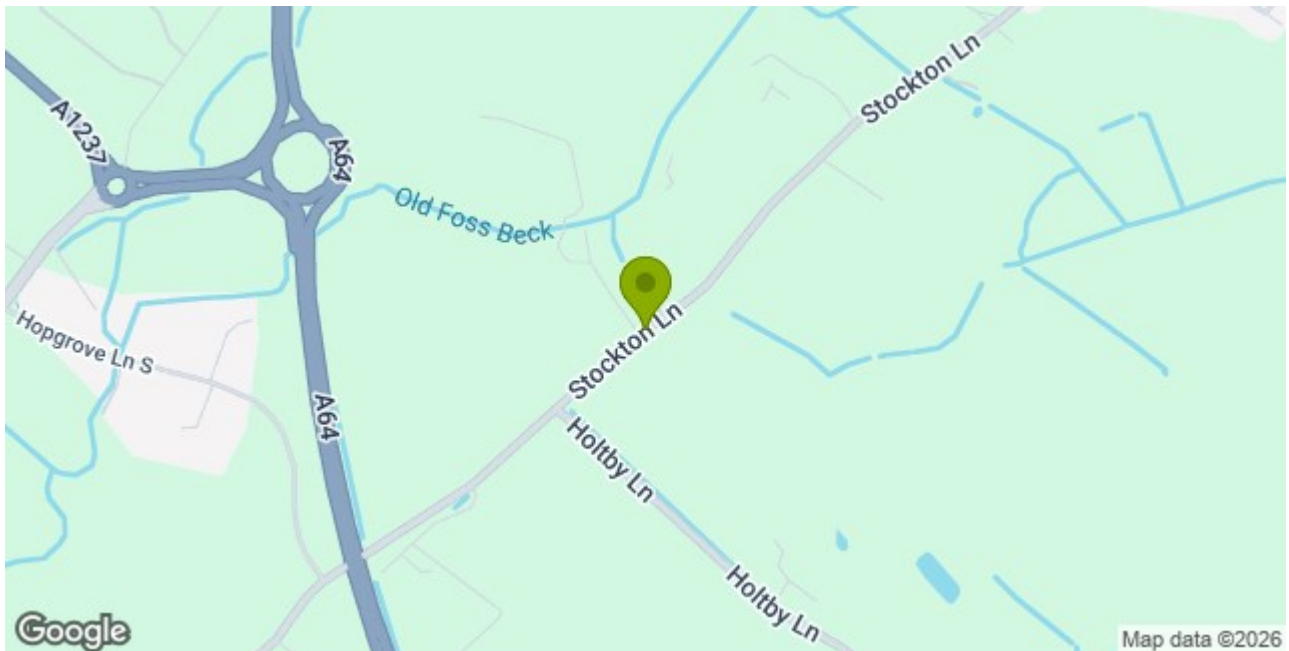
Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

\*Download speeds vary by broadband providers so please check with them before purchasing.

# Stockton Lane, York, YO32 9UE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1788 SQ FT / 166.12 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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