



**64 Stockton Lane
York, North Yorkshire YO31 1BN**

£775 Per month

A very spacious detached family residence occupying a splendid large plot, gloriously located in the heart of the village centre. Offering versatile and flexible living accommodation which briefly affords: hall, refitted guest cloakroom, triple aspect lounge, study, sitting room/dining room, versatile ground floor double bedroom with en-suite shower room, five bedrooms to the first floor with re-fitted en-suite to master, plus separate modern family bathroom. Within the grounds there is a double detached garage with attached stable block, generous driveway and impeccably kept gardens.

Cloakroom

Having a modern white suite consisting of low flush WC, pedestal wash basin, chrome heated towel rail, full height tiling to the walls and an obscured glazed window to the front aspect.

Lounge

Three double glazed windows plus UPVC double glazed sliding patio doors which lead out to the rear elevation. There is a feature briquette fireplace with gas stove and tiled hearth, three double central heating radiators, ceiling coving and wall light points.

Hallway

Having three central heating radiators, ceiling coving, ceiling light points, stairs rising to the first floor and doors leading off to the ground floor accommodation. There is also a useful understairs storage cupboard which provides extra storage space. ijuijiuji

Sitting Room

A versatile room previously used as a dining room, currently being used as a sitting room, with double glazed windows to the front and side elevations. Double central heating radiator, ceiling coving and ceiling light point and a door that leads through to the ground floor double bedroom. Stunning views over the River

Study

Having a glazed window to the front aspect, central heating radiator and ceiling light point.

Dining Kitchen

A generous kitchen with three double glazed windows overlooking the rear garden plus a double glazed door which leads out onto the rear patio. There is a central island unit with a one and a quarter sink and drainer set into a worksurface over base units and an integrated dishwasher. Further worksurfaces with base units and drawer units, integrated oven and four ring electric hob with complementary extractor fan over. Tiling to splash prone areas, complementary wall mounted units plus underlighters, integrated fridge and freezer, downlighting, tiled flooring, two double central heating radiators and doorway that leads through to the:

Utility

Featuring a Belfast style inset sink with a wooden worksurface over base unit, plus space and plumbing for a washing machine and tumble dryer. Complementary fitted storage units, tiling to splashbacks, Worcester floor standing oil fired boiler, space for a free standing fridge freezer, ceiling light point and double glazed door that leads out to the rear elevation.

Ground Floor Bedroom

Having a double glazed window to the side elevation, central heating radiator, fitted wardrobes plus dressing table and drawers and display shelving, ceiling light point and door through to the:

En-Suite

Having an obscured double glazed window to the side elevation, central heating radiator, WC and vanity wash basin, shower cubicle with Triton shower fitment over, tiling to splash prone areas, extractor fan and ceiling light point.

Landing

A gallery landing with two glazed windows overlooking the rear garden having a balustrade, ceiling coving and ceiling light points and double built-in airing cupboard which houses the water tank and shelving. There is also a ceiling light point, ceiling coving, two central heating radiators and doors that lead off the landing to the first floor accommodation.

Bedroom One

Being dual aspect with three double glazed windows, two central heating radiators, fitted wardrobes plus dressing table and drawers plus bedside drawer units and downlights over the bed space. There are two ceiling light points and a door that leads through to the:

En-Suite

Having an obscured double glazed window to the side elevation, low flush WC, pedestal wash basin, corner shower cubicle with mains shower fitment over, corner panelled bath, full height tiling to the walls, downlights, chrome heated towel rail and shaving point.

Bedroom Two

Double glazed window to the rear elevation, central heating radiator and ceiling light point.

Bedroom Three

Dual aspect with double glazed windows to the front and side elevations, central heating radiator, ceiling light point and loft hatch.

Bedroom Four

Double glazed window to the front elevation, central heating radiator, ceiling coving and ceiling light point.

Bedroom Five

Glazed window to the front elevation, central heating radiator, ceiling light point and ceiling coving.

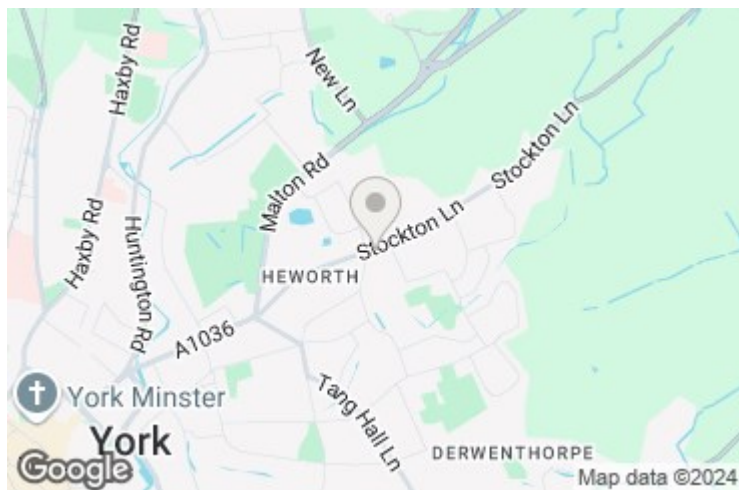
Family Bathroom

Affording an obscured glazed window to the front elevation, white suite consisting of low flush WC, pedestal wash hand basin, corner panelled bath plus a corner shower cubicle with mains shower fitment over. There is modern full height tiling to the walls, a chrome heated towel rail, shaver point and downlights.

Garden

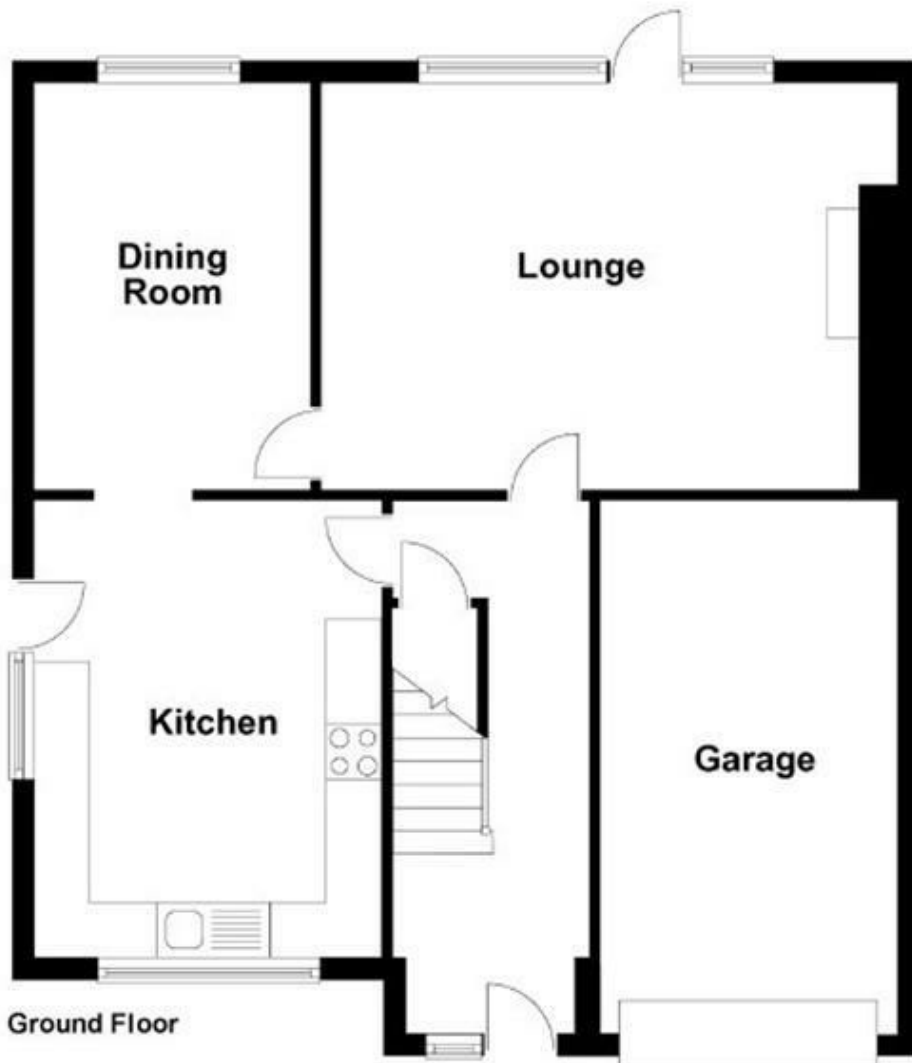
The property has extensive gardens to the front, sides and rear of the property which is predominantly lawned with established bedding. There is also a paved patio with steps that leads up to the lawn plus splendid views over neighbouring fields to the rear.

64 Stockton Lane, York, North Yorkshire YO31 1BN





First Floor



Ground Floor



FOR IDENTIFICATION ONLY
NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Total energy demand, less heating costs			
£1-£15 A		82	74
£16-£25 B			
£26-£35 C			
£36-£45 D			
£46-£55 E			
£56-£65 F			
£66-£80 G			
For energy efficient, higher rating apply		55	
England & Wales		EU Directive	EU Directive

Environmental Impact (CO ₂) Rating		Current	Potential
Key energy efficient property, lower CO ₂ emissions			
31-41 A		74	82
42-49 B			
50-59 C			
60-69 D			
70-79 E			
80-89 F			
90-100 G			
For energy efficient, higher CO ₂ emissions		52	
England & Wales		EU Directive	EU Directive



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