

The logo for Ashtons, featuring the word "Ashtons" in a white, sans-serif font on a dark blue rectangular background. A green leaf-like graphic element is positioned to the left of the letter 'A'.

9 Hempland Lane YO31 1AZ

£2,500 Per Month

4



2



2



C



A fantastic opportunity to rent a beautifully finished extended home in a sought after location. Just off Stockton Lane the positioning provides easy access to the City Centre and Outer Ring Road whilst being minutes walk from local amenities and schools.

Arrive into a stylish entrance hallway finished with art deco tiling and wood panelling, to the left you'll find a front facing lounge with ornamental fireplace, alcove shelving and bay window overlooking a manicured front lawn. To the rear of the house is an extended living space, finished with reclaimed parquet wood flooring. The kitchen area includes a range of wall and base units and island, finished with quartz worktops and equipped with integrated appliances. The lounge area becomes a cosy seated space with log burner and fitted shelving. Off the kitchen is a fitted utility room with rear access to the garage.

Off this extended living space is an elevated and full width patio overlooking a lovely garden bordered with mature trees and hedges. At the end of the garden is Scandi style, triple glazed office.

To the first floor are two double bedrooms both offering fitted storage and original fireplaces, single bedroom and house bathroom with four piece suite. To the second floor, a thoughtfully converted loft provides a fourth bedroom with velux windows and an ensuite shower room.

The property benefits from gravelled driveway parking as well as single garage with up and over door.

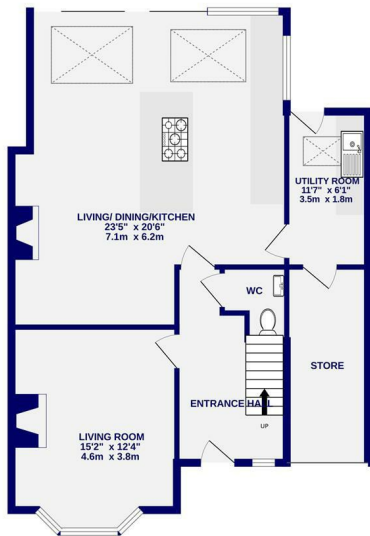
Offered for let on a furnished basis.

Available August/ Deposit £2600 / Council Tax Band D / EPC Rating C

IMPORTANT - PLEASE NOTE - The sliding doors off the kitchen to patio are not currently usable. Please enquire with the office for further information.



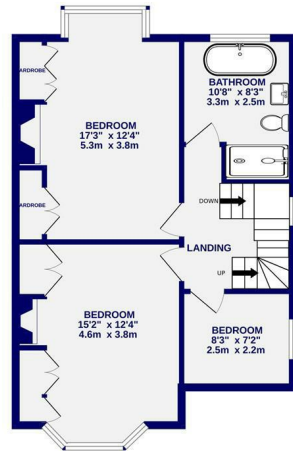
GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 1722 sq.ft. (160.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metroplex ©2024

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



Ashtons Lettings

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