



22 Hill View Stockton Lane
York, YO31 1HZ
Guide Price £550,000

A 4 BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE, SET IN A LARGE PLOT ADJACENT TO OPEN COUNTRYSIDE WITHIN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA. Conveniently located for popular local schools and amenities. The property provides bright and spacious living accommodation, with the benefit of gas central heating and UPVC double glazing. The accommodation comprises an entrance hall, cloaks/W.C., large living room, separate dining room with French doors leading to a large conservatory, breakfast kitchen and utility room. To the first floor there is a landing, four double bedrooms and a family bathroom/W.C. Outside, the property benefits from a front garden with driveway providing access to a brick built double garage, together with large lawned gardens extending to the side and rear. A RARE OPPORTUNITY to purchase this substantial family home, enjoying such generous gardens and an enviable position adjoining open countryside within this sought-after location.



Hallway

Entrance door, stairs to first floor. Doors to

Cloaks/w.c

Wash hand basin, w.c., window to side

Lounge

Bright and spacious reception room with windows to 3 aspects, feature fireplace

Dining Room

Ceiling cornicing. French doors to



Conservatory

Large room with windows to 3 aspects overlooking the rear gardens

Breakfast Kitchen

Good sized family kitchen with window to rear, fitted base and wall units, work surfaces, built in electric oven and hob, built in larder cupboard. Door to





Utility Room

Windows to front and rear, door to garden, space for washer and dryer. Door to garage

Landing

Window to side, access to roof space, balustrade. Doors to

Bedroom 1

Window to rear

Bedroom 2

Window to front

Bedroom 3

Window to rear, built in wardrobe/storage

Bedroom 4

Windows to 2 aspects

Bathroom

Large walk in shower, wash hand basin, w.c, window to side

Outside

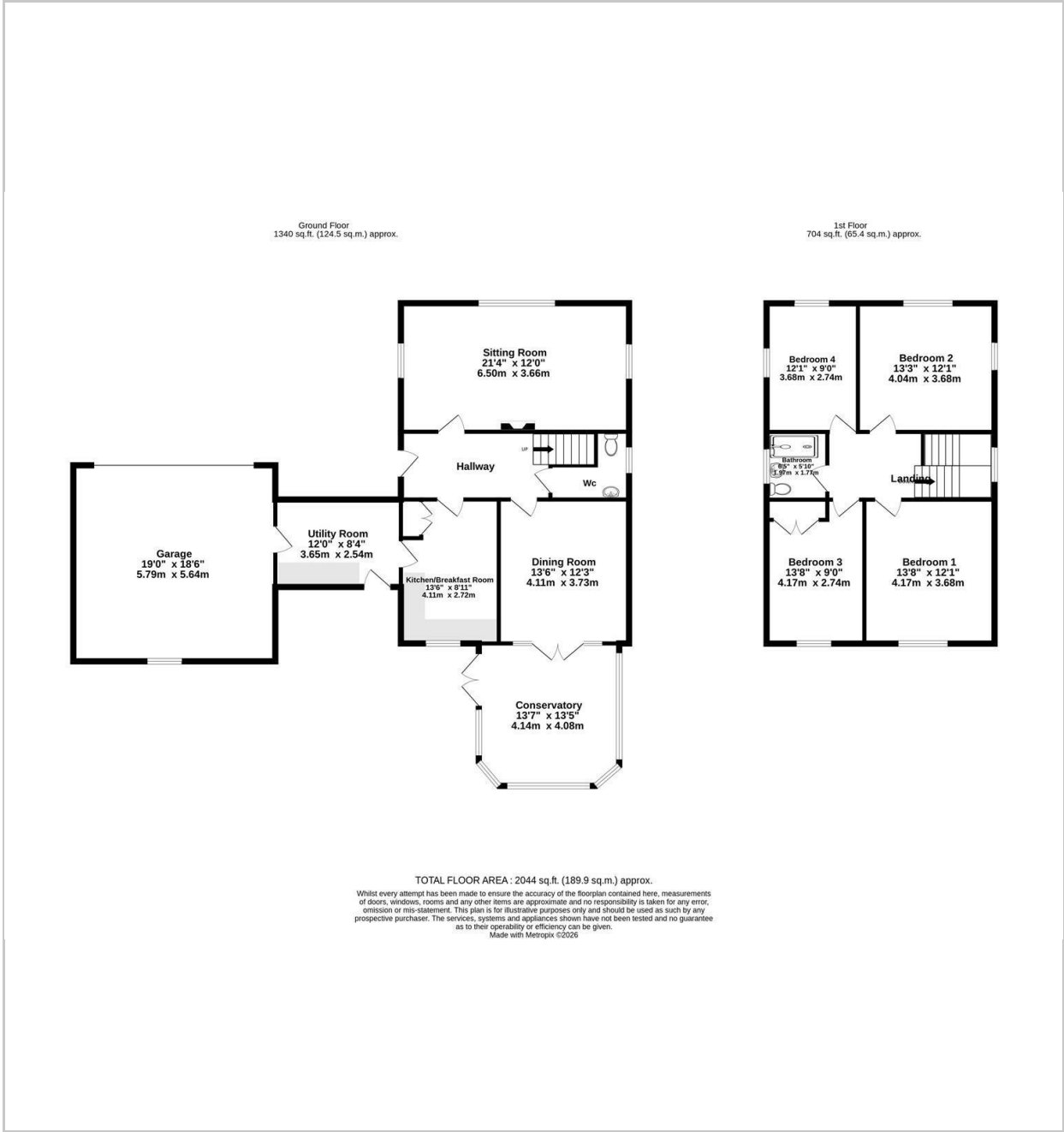
There are large lawned gardens to front, side and rear. A driveway leads to a brick double garage 19 x 18'6 with up and over door, pitched roof, power and light.

Agents Note:

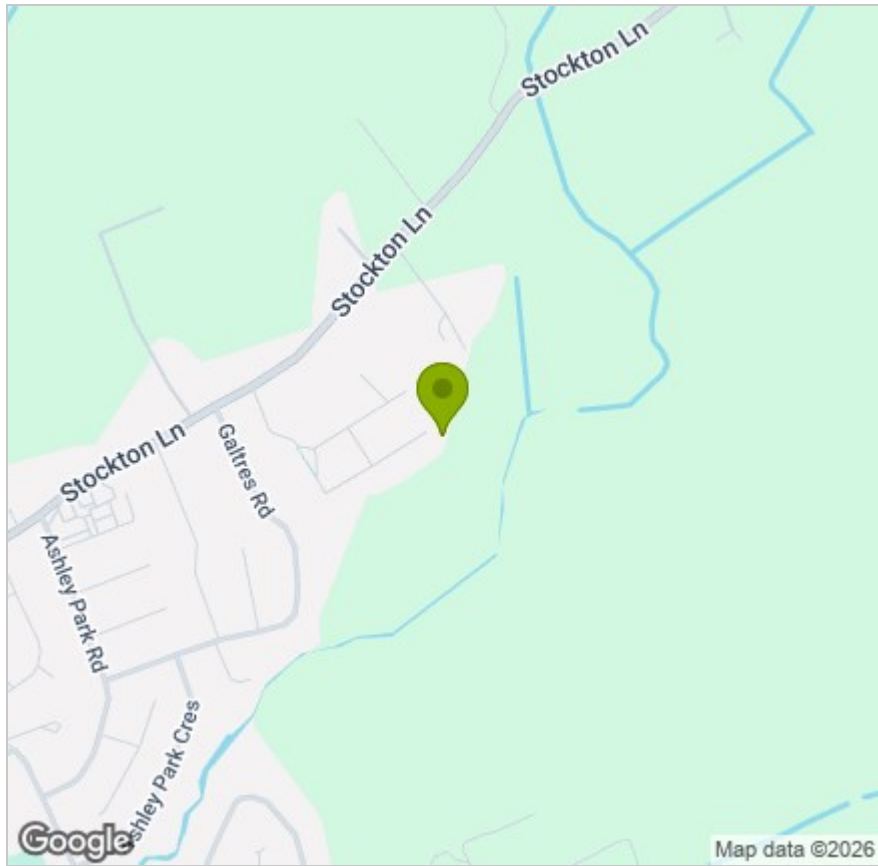
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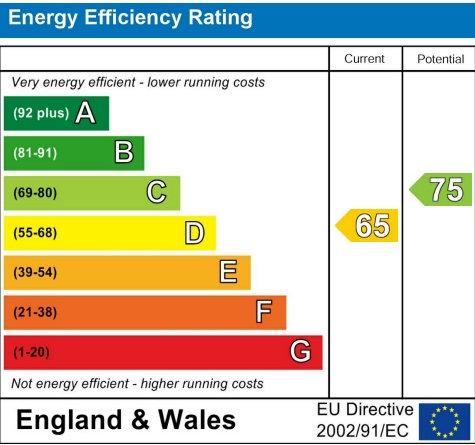
FLOOR PLAN



LOCATION



EPC



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