



21 Gay Meadows Stockton On The Forest

York, YO32 9UJ

£1,100 Per Month



THREE BEDROOM DORMER

BUNGALOW in the beautiful village of Stockton on the Forest available for a 6 month let.

This lovely home comprises a spacious lounge with patio doors out to the patio and enclosed garden, a kitchen overlooking the garden. The property benefits from a downstairs bedroom. As you proceed up the stairs, you are greeted with two double bedrooms and 3 piece bathroom.

The property benefits from private driveway with space for two vehicles. A garage which benefits from electricity and an outside water tap. There is also a large garden with outside storage

York City Centre is a straightforward 10 minute drive away. The village also benefits from regular bus routes to York, Leeds and the Coast.

The property would be perfect for a small family or couple looking to have easy access to the city centre while having that feeling of living in a small country village.

This property is to be let on an unfurnished basis // Oil heating // Double glazed throughout // Recently re-decorated throughout.

Council tax band - C

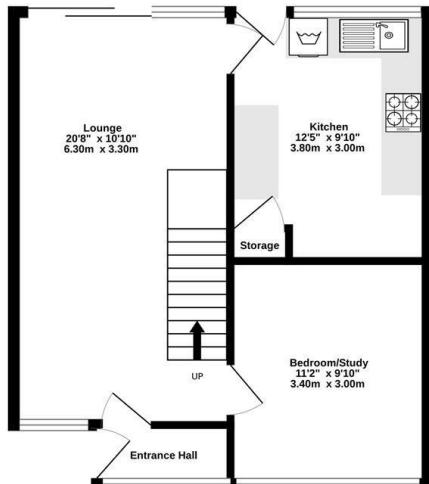
EPC Rating - E



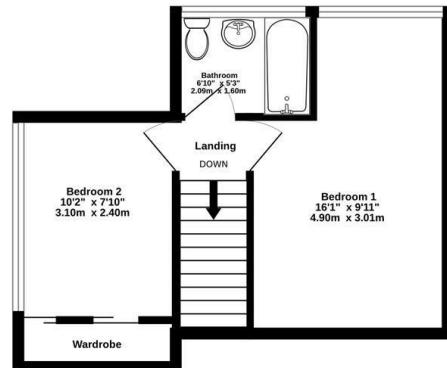


FLOOR PLAN

Ground Floor
476 sq.ft. (44.2 sq.m.) approx.



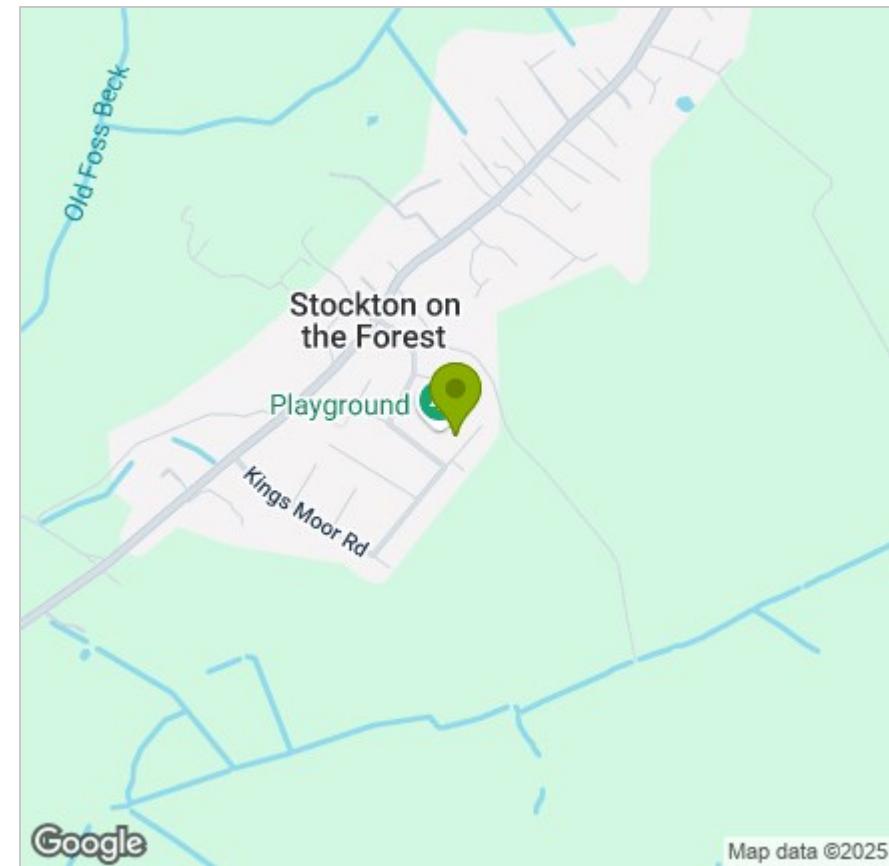
1st Floor
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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LOCATION



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	40
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC

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