



WILLOWGREEN

ESTATE AGENTS



1-3 Church Mews York, North Yorkshire YO32 9UP

Prices from £345,000

****DUE FOR COMPLETION FEBRUARY 2025****

Church Mews is a contemporary, new build exclusive development, located in the highly popular village of Stockton on the Forest. These wonderful properties offers spacious rooms and offer an open plan living kitchen area. A modern new home in a wonderful village location.

The property comprises; living/kitchen area, master bedroom with en-suite, two further bedrooms, a family bathroom and private parking.

The contemporary designed kitchens will include integrated appliances, the ground floor will benefit from underfloor heating. An air source heat pump will provide modern eco-friendly and cost effective system for heating and hot water.

Stockton on the Forest lies about four miles north east of York City centre which is about a ten minute journey, The village is served by the Yorkshire Coastliner bus route Leeds to Scarborough.

The historic City of York boasts an excellent range of shopping facilities, attractions, race course and restaurants.

There are a number of supermarkets in and around the city, including a Waitrose at Foss Islands Road and a large Marks and Spencer at the Vanguard Shopping Park. York Leisure Centre at Monks Cross (about three miles) offers gym facilities, swimming pool and a sports hall with a Clip N Climb arena.

KITCHEN/LIVING

WC

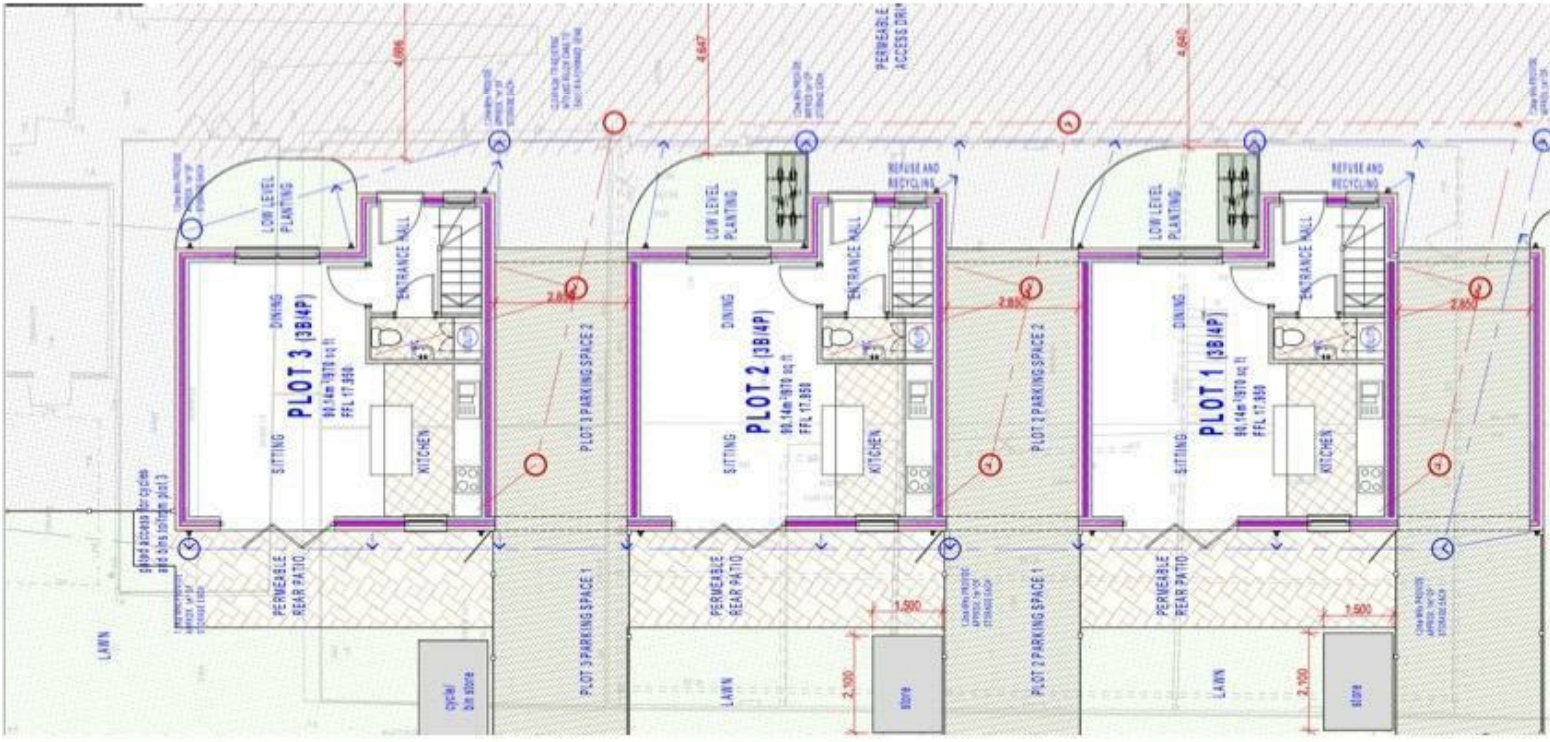
BEDROOM 1

ENSUITE

BEDROOM 2

BEDROOM 3





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



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