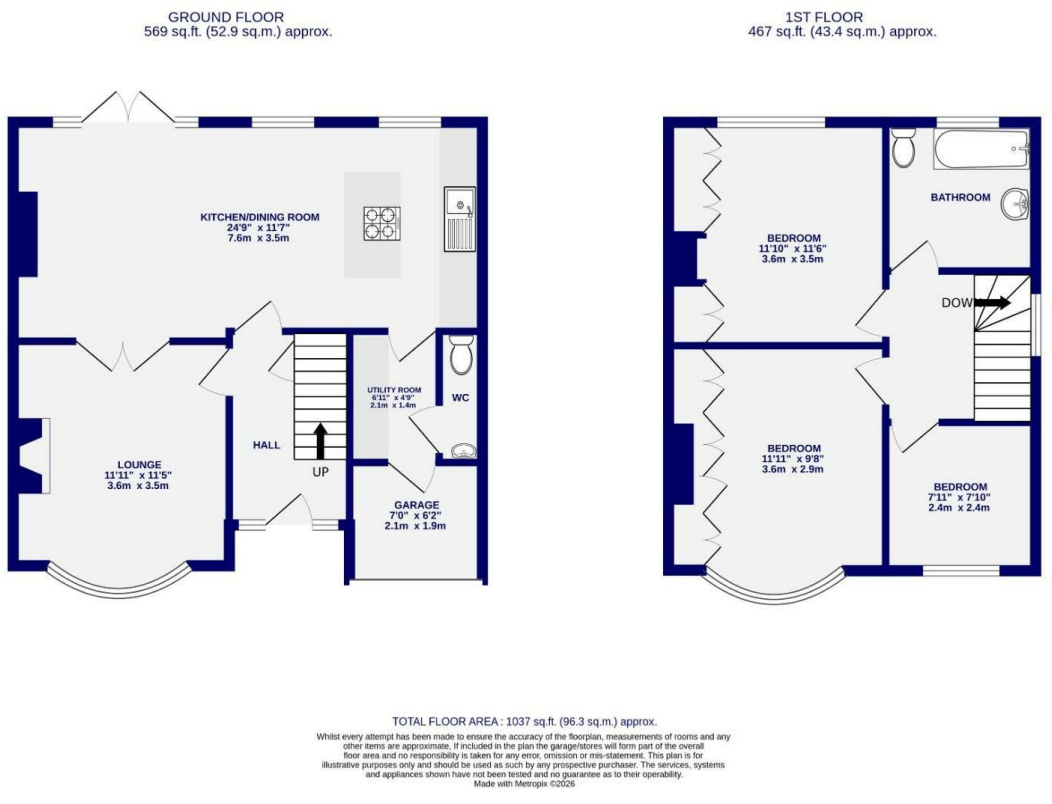


Woodlands Grove Off Stockton Lane, YO31 1DS

Freehold
Council Tax Band - D

- Fully Rennovated, Turnkey Home
- Superb Modern Dining Kitchen
- Substantial, South-West Facing Garden
- Extended Three Bedroom, Semi-Detached House
- Modern Dining Kitchen
- Utility & Ground Floor W.C
- Driveway & Garage/Store
- EPC C



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Woodlands Grove

Off Stockton Lane, York

YO31 1DS

Offers Over £450,000

3 1

A completely refurbished three bedroom period semi detached home, positioned in a highly sought after location just off Stockton Lane. Having undergone an extensive programme of renovation including a full rewire, new gas central heating system, replacement windows and a rear extension, this property offers beautifully presented accommodation throughout whilst still retaining the charm expected from a period home.

The property is entered via a welcoming front entrance hallway which leads through to the bay fronted lounge, a bright and comfortable reception space with a lovely outlook to the front aspect. To the rear of the property is the impressive open plan living dining kitchen, forming the heart of the home and ideal for modern family living and entertaining. The contemporary fitted kitchen features wood effect wall and base units complemented by granite effect worktops and a central island. Integrated appliances are included alongside an AEG induction hob with built in extractor and double oven.

Further ground floor accommodation includes a useful utility room, ground floor WC and an internal garage/store providing excellent additional storage space.

To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, alongside a third single bedroom which would also make an ideal home office or nursery. The accommodation is completed by the stylish three piece family bathroom fitted with a shower over the bath.

Externally the property benefits from a front garden and driveway leading to the garage/store. To the rear is a substantial south west facing garden, currently being landscaped, which will feature a large lawned area and offers excellent outdoor space for families and entertaining alike.

The property is being sold by a member of the Ashtons team



















