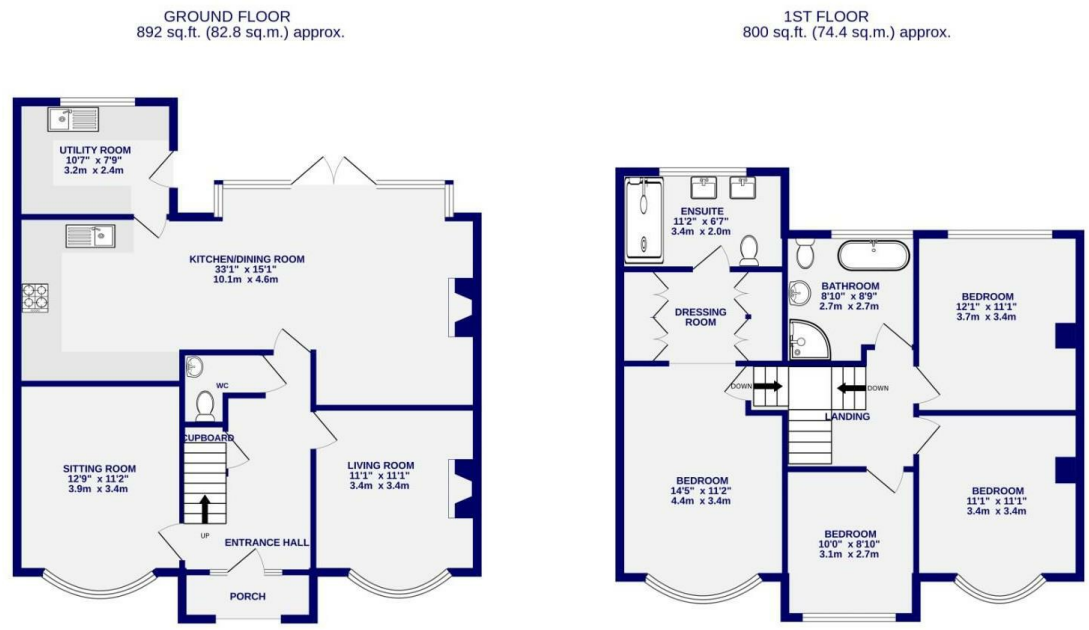


Hempland Drive
Stockton Lane, York
YO31 1AY

Freehold
Council Tax Band - E

- Substantial Family Home
- Four Bedrooms
- Open Plan Kitchen Diner & Two Reception Rooms
- Driveway & Garage
- South Facing Rear Garden
- Sought After Residential Area
- Ready To Move Into
- EPC - C



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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 Metropix ©2024

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.

Hempland Drive
Stockton Lane, York
YO31 1AY

£775,000

4 2

Located in this popular residential area which is positioned just off Stockton Lane, is this wonderful detached family home. Immaculately maintained over the years, this property has been extended to create four double bedrooms, a fantastic open plan family space all whilst sitting on a superb plot. Hempland Drive is within close proximity of a range of local amenities and regular bus connections to York city centre in train station, as well as a range of primary and secondary schools.

Internally the property offers an entrance porch and hall with stunning oak flooring that leads into the fantastic open plan kitchen diner to the rear. One of the main features of this space is the expansive bay window with French doors that lead out to the patio, allowing light to flood through. The kitchen comprises an array of tasteful shaker style wall and base units allowing for a range of storage, and are complimented by granite worktops and splashback. There are a range of integrated appliances within this kitchen, with access to the utility room at the rear. To the front of the property, and both benefiting from bay windows, are two further reception rooms with the living room offering a central fireplace.

On the first floor is a generous landing that provides access into the three original bedrooms which are well proportioned in size. As part of the extension, is the wonderful master bedroom with a designated dressing area and a substantial ensuite that overlooks the rear garden. The rest of the internal accommodation is completed by the family bathroom which offers a freestanding bath to a separate shower.

Set a wonderful plot, this property offers gardens to the front and rear along with substantial driveway parking in front of the single detached garage. Enjoying a south facing aspect to the rear, this garden has been landscaped and offers of variety of lawn, patio and flowerbed areas.



















