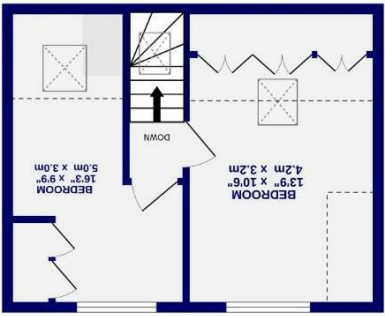
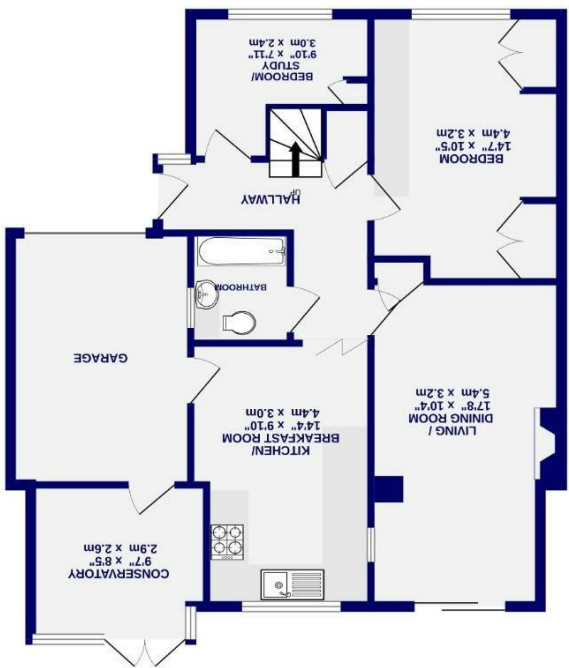


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC TBC
- No Onward Chain
- Private Low-Maintenance Rear Garden
- Useful Conservatory And Garage
- Popular Stockton On The Forest
- Modern Breakfast Kitchen
- Generous Living And Dining Room
- Two Ground Floor Bedrooms
- Versatile Four-Bedroom Accommodation
- Much Loved And Well Maintained Home

Freehold  
Council Tax Band - B

# The Limes Stockton On The Forest



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised that the purchaser should verify the measurements of the rooms and other areas and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide only. 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.

The Limes  
Stockton On The Forest, York  
YO32 9UL

£285,000



Located in the popular village of Stockton on the Forest, this much-loved and well-maintained semi-detached bungalow offers versatile accommodation with the benefit of a further two bedrooms to the first floor. The village is well placed for access to York, with local amenities including a primary school, village pub and post office, while the A64 is also easily accessible for those travelling further afield. Offered with no onward chain, this is a lovely home with a flexible layout and plenty to enjoy.

A welcoming entrance hall leads through to the bright living and dining room, which is positioned to the rear of the property and enjoys a lovely outlook over the garden. Sliding doors provide direct access outside, creating a wonderful connection between the living space and garden. Also positioned to the rear is the breakfast kitchen, fitted with modern wall and base units, good worktop space and plenty of room for a dining table. A side door provides access to the garage, while the adjoining conservatory offers another versatile space. Currently used as a private snug, it is a lovely place to sit and enjoy views across the garden.

To the front of the property is a generous double bedroom with fitted wardrobes, together with a further versatile room which has been used as both a single bedroom and study over the years. The family bathroom completes the ground floor and is fitted with a bath and shower over. The first floor provides two further bedrooms, including a generous double bedroom with excellent flexibility for guests, family members or hobbies.

Externally a driveway to the front provides off-street parking, while the rear garden has been designed for easy maintenance, with a generous patio area providing an ideal space for relaxing and entertaining.

A much-loved home offering generous and versatile living in a popular village setting, with excellent potential to adapt the space to suit individual needs. Offered with no onward chain.

