



# Elmpark View

York

YO31 1DY

£325,000



Ashtons Estate Agents are delighted to offer this two-bedroom semi-detached bungalow to the market. Located within a popular residential area just off Stockton Lane, to the east of York, this beautifully presented home has been refurbished to a high standard and tastefully decorated throughout, creating a modern, turn-key finish. Recent improvements include a stylishly refitted kitchen and bathroom, upgraded windows, a modern boiler, replacement internal doors, and a new front door. The property has also been fully decorated and newly carpeted throughout, further enhancing the overall quality and finish of the home. Elmpark View is conveniently placed for easy access to York city centre and the railway station, as well as the nearby amenities of Vanguard Shopping Centre and Monks Cross.

Internally, a bright entrance hall leads into a spacious open-plan living dining room, filled with natural light and featuring patio doors opening into the conservatory. The conservatory in turn provides access to the rear garden, creating a seamless indoor-outdoor flow. The kitchen is positioned to the rear and fitted with modern wall and base units, complemented by stylish worktops and a breakfast island, ideal for both preparation and casual dining. A door provides further access to the outside.

The stunning bathroom is centrally located within the home and features a walk-in shower with contemporary fittings and finishes. There are two well-proportioned double bedrooms, with the primary positioned to the front of the property and benefitting from mirrored sliding wardrobes.

Externally, to the front is a leafy-edged driveway providing off-street parking for multiple cars. To the rear is a beautifully landscaped garden with lawn, gravelled and planted areas, and a patio for relaxing and entertaining. There is also a storage shed with a covered patio area, offering versatile use as additional storage, a seating area or potential summer house space.



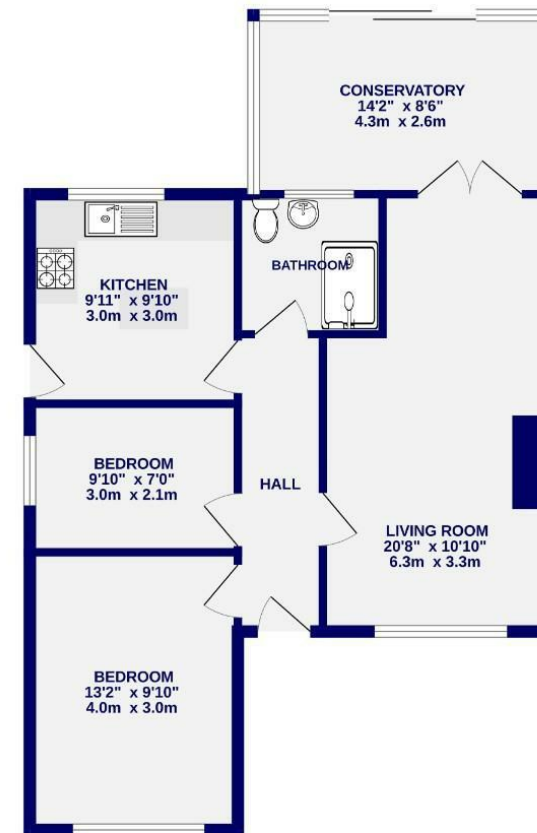


# Elmpark View York YO31 1DY

Freehold  
Council Tax Band - C

- Semi Detached Bungalow Home
- Two Bedrooms
- Popular Stockton Lane Location
- Fully Refurbished Throughout
- Stylish Kitchen With Breakfast Island
- Contemporary Central Bathroom
- Bright Open Plan Living Dining Space
- Fully Decorated And Newly Carpeted
- Driveway With Multiple Parking
- EPC E

GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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/shed 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.  
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