

With every order placed, we make it a point to ensure the **Delivery** of the products and any order placed with us are delivered within the promised time frame. The delivery of the products is done by the **Delivery** service of the respective transporters.

899 sq ft. (83.6 sq m.) approx.

GROUND FLOOR

ENTRANCE HALL

UP

4.12m x 2.3m  
1.34" x 2.36"

STUDY

CUPBOARD

CUPBOARD

ENSUITE

6.7" x 9.4"

3.7m x 12.2m  
12.2" x 37m

DINING ROOM

3.6m x 3.5m  
11.10" x 11.5"

KITCHEN

3.6m x 3.5m  
11.10" x 11.5"

LIVING ROOM

3.6m x 3.5m  
11.10" x 11.5"

BEDROOM

3.7m x 12.2m  
12.2" x 37m

WC

- Hildeck Grove Stockton Lane, York YO31 ONE
- Freehold Council Tax Band - C
- Semi Detached Home
- Extended
- Ample Accommodation
- Potential for 4/5 Bedrooms
- Open Plan Kitchen Diner
- South Facing Garden
- Driveway Parking
- EPC - G (pre renovation)



Hilbeck Grove  
Stockton Lane, York  
YO31 0NF

Offers Over £450,000

 5  3

Located in the popular residential area of Stockton Lane, this recently renovated semi-detached home occupies a quiet position on Hillbeck Grove, a sought-after cul-de-sac well placed for access to York city centre, the train station and a range of well-regarded local schools.

The property has been extended on the ground floor to create generous and flexible accommodation, with the potential to offer four or five bedrooms subject to final building sign-off, which the vendor is currently in the process of obtaining. Internally, a welcoming entrance hall provides access to the principal reception room positioned to the front, featuring a large bay window that allows an abundance of natural light to flow through. To the rear sits the true hub of the home, an impressive open-plan kitchen diner fitted with a range of modern wall and base units, ample worktop space and excellent storage. Also accessed from the hallway are two further versatile rooms, which could be utilised as additional bedrooms once sign-off is complete, along with a useful en suite and a convenient ground floor cloakroom.

The first floor offers three well-proportioned bedrooms, two of which are doubles, including the principal bedroom to the front which benefits from a contemporary three-piece en suite. Completing the internal accommodation is a modern three-piece family bathroom.

Externally, the property is set on a generous plot and enjoys a desirable south-facing rear aspect, with a patio area ideal for outdoor seating and entertaining. To the front is driveway parking for multiple vehicles along with an additional garden area.

Offered with no onward chain, early viewing is strongly recommended to appreciate the space, flexibility and location on offer.

Council Tax Band C

