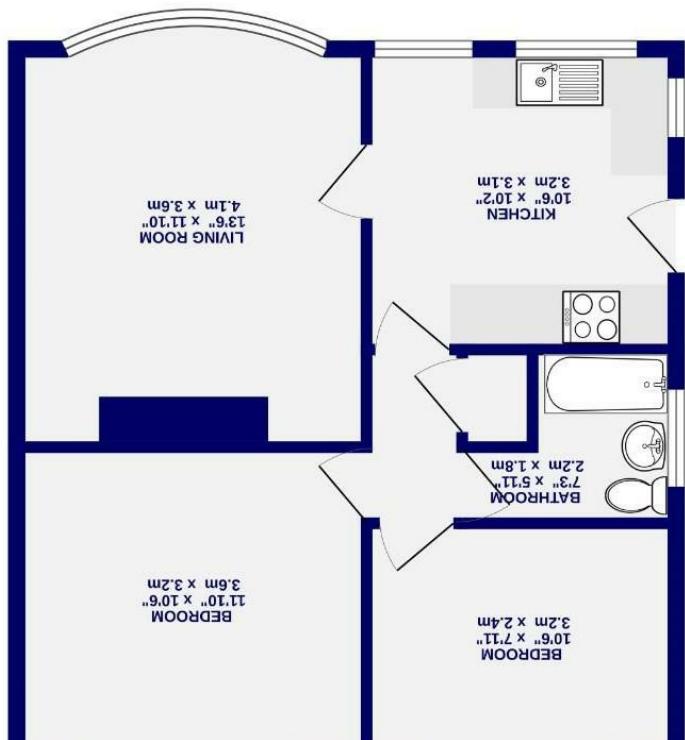


These particulars have been prepared as accurately and as reliable as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements, measurements, floor plans or distances, appliances, fixtures and fittings by themselves by inspection of these particulars nor enter into any contract relating to the property on behalf of the vendor.

Maple Lane, Heslington, York, YO3 1LA
TOTAL FLOOR AREA 531 sq ft (49.3 sq.m.) approx.
This property is sold subject to contract and without limitation of the conditions of sale.
Dimensions given are approximate and should be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection of these particulars that the property is in good structural condition or otherwise. Any areas, measurements or distances, appliances, fixtures and fittings by themselves by inspection of these particulars nor enter into any contract relating to the property on behalf of the vendor.



531 sq ft. (49.3 sq.m.) approx.
GROUND FLOOR

- Quiet Cul De Sac
- Sought After Location
- Modern Kitchen
- Driveway & Garage
- Two Double Bedrooms
- Semi Detached Bungalow
- Council Tax Band - C
- Freehold

YO31 1LA
Heworth, York



The Glade
Heworth, York
YO31 1LA

£260,000

 2  1

A well-presented two-bedroom semi-detached bungalow, positioned in the highly sought-after cul-de-sac of The Glade, just off Stockton Lane to the north east of York. This peaceful and well-established neighbourhood is renowned for its strong sense of community, excellent access to the local shops and amenities of Heworth, and regular bus routes to the city centre.

The property sits on a generous plot with a large front garden and driveway providing ample off-street parking, leading to a detached garage. A side entrance opens into a stylish breakfast kitchen, thoughtfully fitted with a range of storage units and integrated appliances. To the front of the property is a bright and comfortable lounge featuring a bay window and modern fireplace, creating a welcoming reception space.

A central hallway with useful storage leads to the rear of the bungalow, where two double bedrooms enjoy views over the mature rear garden. Completing the accommodation is a contemporary three piece family bathroom with shower over bath.

Externally, the rear garden is well maintained with established planting and lawn—perfect for outdoor relaxation and entertaining. A fantastic opportunity in a prime location.

Council Tax Band- C

