



HUDSON
MOODY

33 Stockton Lane, York YO31 1BP

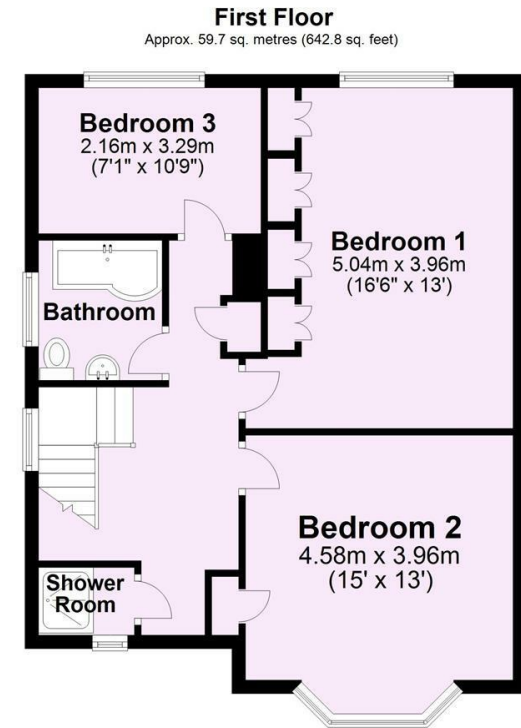
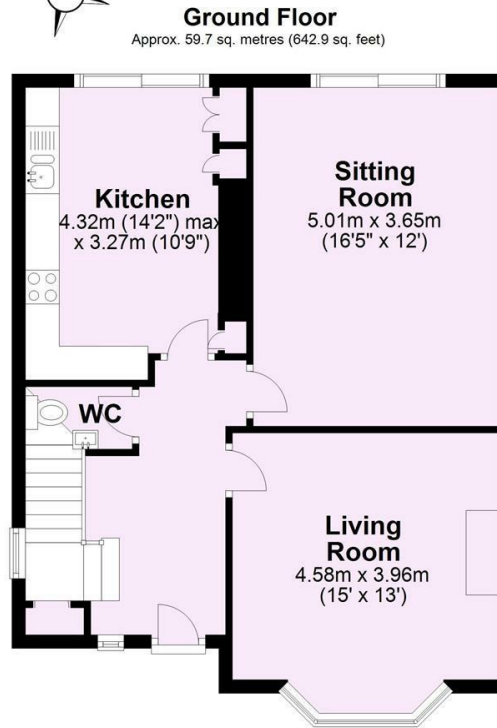
A WELL-PRESENTED THREE BEDROOM mid-1900's DETACHED HOUSE situated on a substantial plot, in this most desirable location of STOCKTON LANE, between York city centre and the A64 outer ring road.

- Spacious Detached House
- Two Reception Rooms
- Fitted Kitchen With Patio Doors
- Ground Floor Cloakroom
- Two Generous Double Bedrooms
- Further Single Bedroom
- House Bathroom and Separate Shower Room
- Immaculate Extensive Lawned Garden
- Driveway and Off Street Parking
- Vast Loft Area Suitable for Conversion

Guide Price £799,950

Tenure: Freehold

Council Tax Band: F



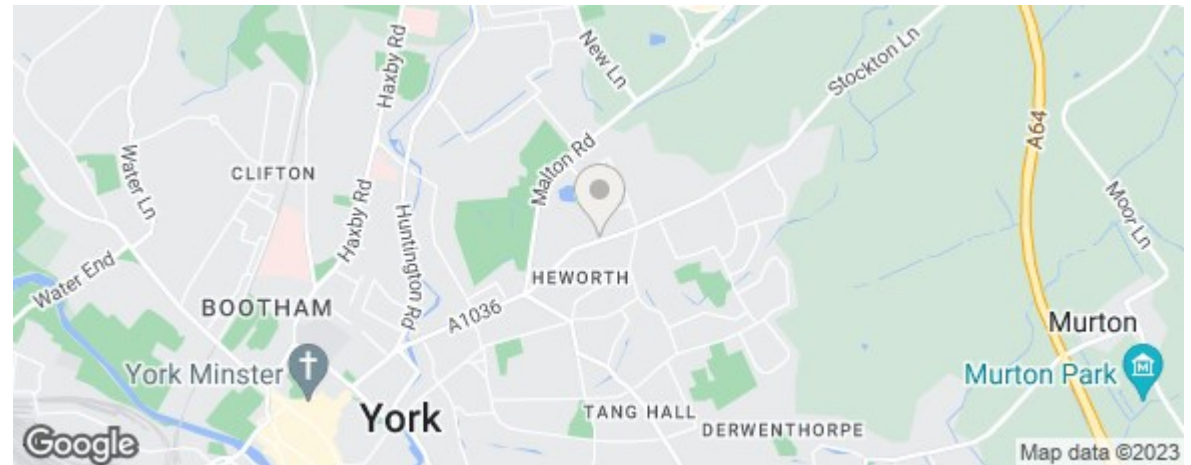
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.

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