



HUDSON
MOODY

83 Stockton Lane, York YO31 1JA

An imposing Edwardian semi detached home proudly positioned on the highly desirable Stockton Lane.

- Edwardian Semi Detached Home
- Four Bedrooms
- Three Reception Rooms
- Substantial Plot
- Double, Detached Garage
- Driveway
- Highly Desirable Stockton Lane
- Many Period Features
- Close to York City centre
- Local Amenities Close

Guide Price £795,000

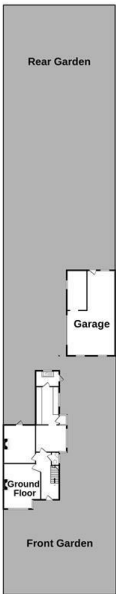
Tenure: Freehold

Council Tax Band: F





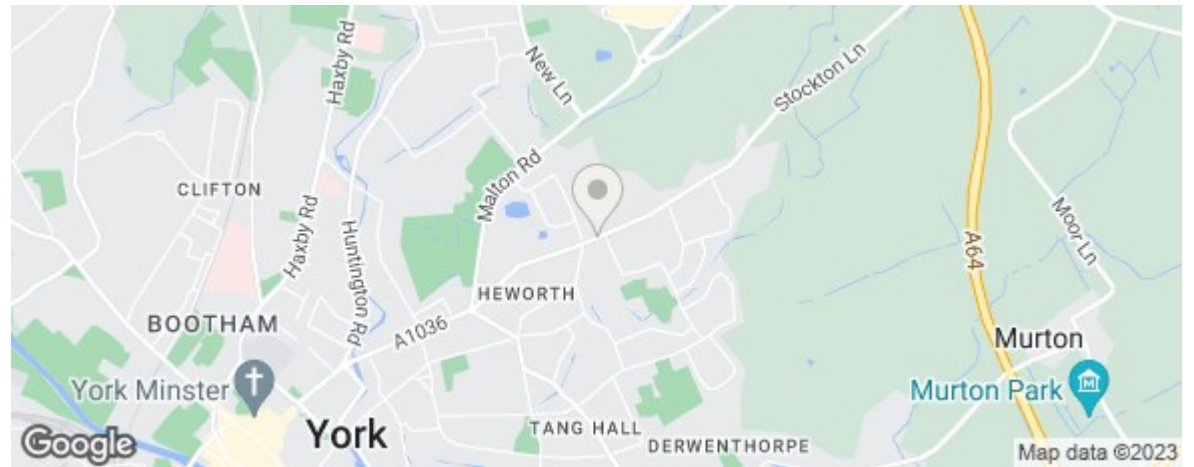
GROUND FLOOR
1417 sq ft (131.6 sq m) approx



TOTAL FLOOR AREA: 1417 sq ft (131.6 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any mis-
information or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee
is given for their operation or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 40 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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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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