



## Maple Court, Stockton On The Forest, York, YO32 9HX

- Immaculate Detached Home In Stockton-On-The-Forest
- Quiet Cul-De-Sac Setting With Private Driveway
- Flexible Ground-Floor Layout With Dining Room / Bedroom Option
- Two Large First-Floor Double Bedrooms And Modern Bathroom
- Excellent Access To York, Monks Cross, Vangarde And A64
- Council Tax Band E

**£435,000**



# Maple Court, Stockton On The Forest, York, YO32 9HX

## DESCRIPTION

This immaculate detached house is located on Maple Court, a quiet cul-de-sac in Stockton-on-the-Forest, one of York's most sought-after villages. The property offers generous internal space, flexible ground-floor accommodation and a private driveway with an attached garage, making it an excellent option for buyers seeking a well-maintained home close to York.

The ground floor includes a bright living room, a modern fitted kitchen and a versatile additional room suitable as a dining room or third bedroom. A hall and ground-floor W.C. complete the layout. The attached garage is accessed externally, providing useful storage or parking without reducing the internal footprint.

Upstairs, the property features two large double bedrooms, including a particularly spacious principal bedroom measuring over six metres in length. A well-presented family bathroom serves the first floor, and the home is finished throughout to a high standard, reflecting careful maintenance and modern presentation.

The location is a key strength. Stockton-on-the-Forest offers a well-connected village setting with easy access to York city centre, Monks Cross, Vangarde Shopping Park, and the A64 for regional travel. Local amenities include a village shop, pub, primary school, community facilities and attractive countryside walks. Regular bus routes provide convenient links into York, making the area popular with commuters and families.







Total floor area 145.4 sq.m. (1,565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

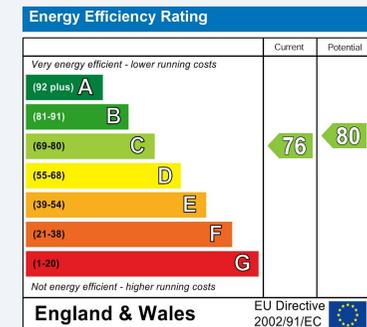
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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