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Forest Way, York

£550,000



A beautifully presented, extended, four bedroom semi detached home in a sought after residential location just off Stockton Lane.

Upon entering the property there is an entrance porch leading to the hallway with stairs to the first floor and useful understairs storage.

There is a through open lounge running front to back of the property with large bay windows to the front and rear filling the room with natural light. An attractive log burner creates a focal point to the room.

The modern kitchen has been extended to create further living space overlooking the rear garden. There is a range of base and wall units with integrated appliances and space for a large, free standing fridge freezer.

From the kitchen there is an inner hall giving access to the ground floor W.C and garage/store with plumbing for a washing machine.

To the first floor the property has four double bedrooms, two with fitted wardrobes, and the family bathroom with sink, W.C and corner bath with shower over.

Externally the property has a paved driveway to the front providing off street parking for two cars, to the rear is a private, southwest facing lawned garden with patio seating area.



KEY FEATURES

- Beautifully Presented
 - Extended
- Sought After Location
- Living Kitchen Diner
- South West Facing Garden

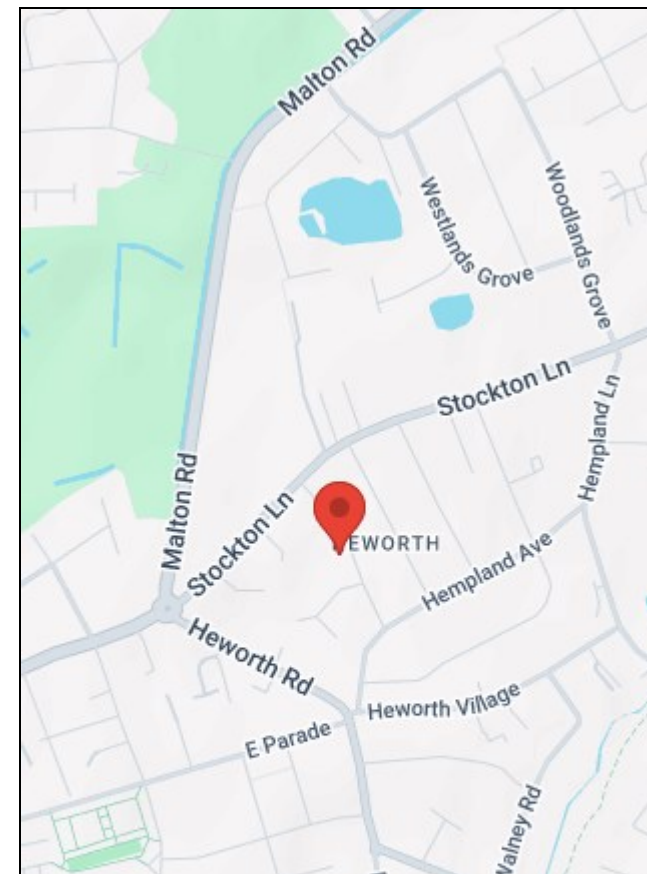








Total floor area: 154.6 sq.m. (1,664 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io



| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | 71 | 76 | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> |  | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> |  | |

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