



**3 FOREST WAY, YORK, YO31**  
GUIDE PRICE £450,000

**Carter Jonas**



# FOREST WAY, YORK, YO31 1BJ

Forest Way is a charming 3 bedroom semi-detached property located on Forest Lane in York. Situated just off Stockton Lane, this property has recently undergone decoration and offers a traditional design with modern amenities. The property has the potential to extend, subject to permissions, making it a versatile and desirable home in a popular area on the fringe of the City.

## Key Features

- 3 bedrooms
- 2 reception rooms with feature bay windows
- Spacious kitchen with dining area and pantry
- Modernised house bathroom and separate WC
- Pretty private garden
- Off-street parking with driveway and garage

## Interior

The property boasts two reception rooms on the ground floor, each adorned with bay windows that bring in natural light and add character to the space. The kitchen is spacious and includes a dining area, perfect for family meals or entertaining guests. A pantry provides extra storage space for your convenience.

## Bedrooms

Upstairs, you will find three bedrooms serviced by a house bathroom and a separate WC. Each bedroom offers a cozy and inviting atmosphere, ideal for relaxation and rest.

## Exterior

To the rear of the property is a spacious and pretty private garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Off-street parking is provided by the driveway, ensuring convenience and security for your vehicles. Additionally, a garage offers extra storage space or parking options.

## Location

Forest Way is quietly located under a mile north east of the city centre. Nearby Heworth Village has a charming range of shops, cafes and amenities, with the nearby Stray and Glen Gardens offering recreational space. The property falls within the catchment area for the highly regarded Hempland Primary School as well as Archbishop Holgate Secondary School.

## Material Information

- Gas Central Heating
- Mains Water
- Mains drainage
- Mobile signal <https://www.signalchecker.co.uk/>
- Broadband <https://www.broadbandspeedchecker.co.uk/>
- Council band D
- Freehold

## A THREE BEDROOM SEMI-DETACHED PROPERTY BENEFITTING FROM A PRIVATE GARDEN, OFF-STREET PARKING AND GARAGING. LOCATED IN A POPULAR RESIDENTIAL AREA NEAR HEWORTH VILLAGE.



**TENURE** Freehold

**EPC BAND** To be confirmed





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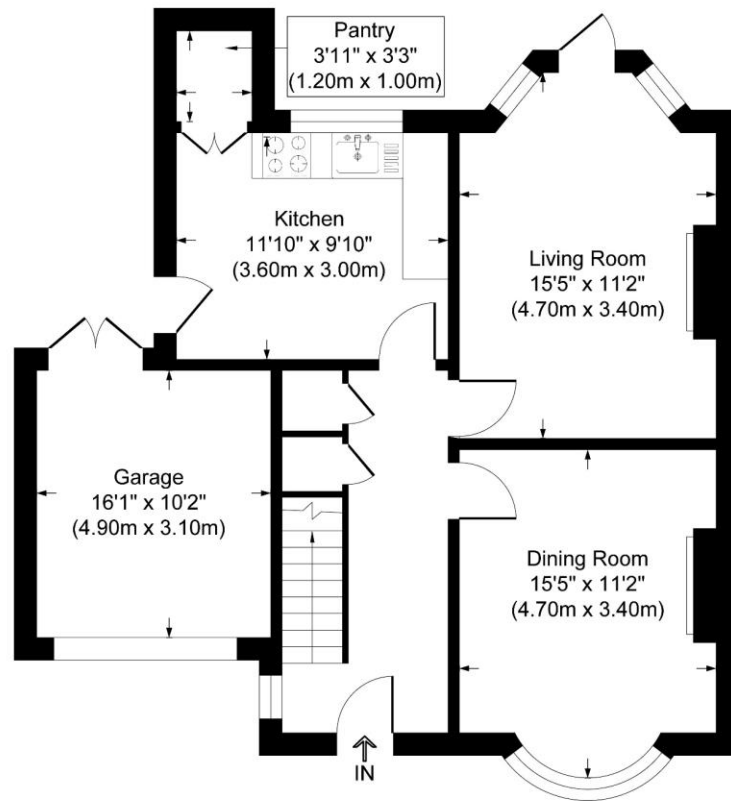


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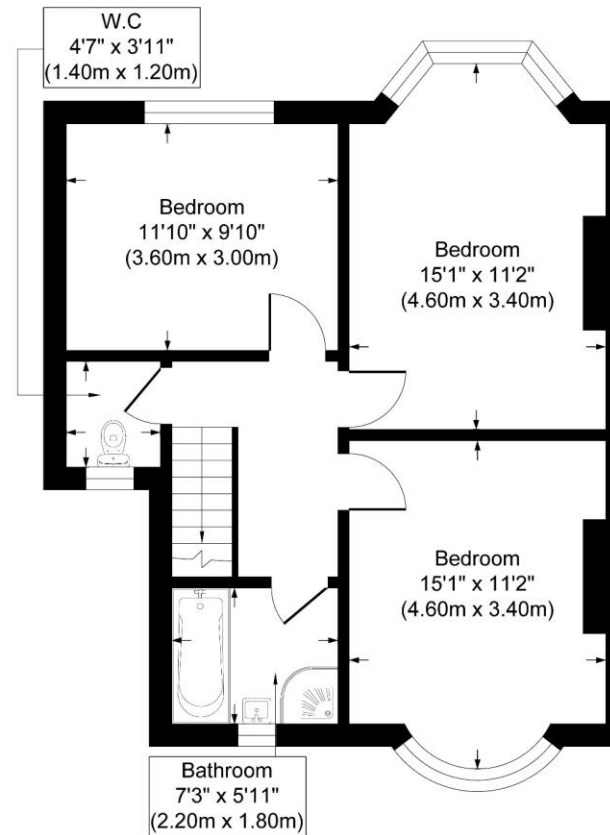


## 3 Forest Way

Approximate Gross Internal Floor Area = 124.0 sq m / 1335 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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