



36 Kingsmoor Road, Stockton On The Forest

York

£485,000



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Stockton On The Forest, York

Wishart Estate Agents are delighted to offer this immaculately presented four-bedroom detached home, situated in the sought-after village of Stockton on the Forest, just three miles from York. This stunning property boasts a wonderful large open-plan family kitchen, living and dining space across the rear, offering a bright and airy feel with direct access to a lovely south-facing garden and open countryside views beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four-bedroom detached family home
- Fabulous open plan living space to the rear
- South facing garden with open aspect views
- Two reception rooms
- Utility room and downstairs cloakroom
- Driveway with off-street parking
- Quiet village location
- Excellent transport links & local amenities
- 5-minute drive from York's bustling retail parks





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A well-maintained gravel driveway provides off-street parking and welcomes you to this extended family home. The front garden is beautifully enhanced by mature Blossom and Magnolia trees and a side gate leads to an Indian stone patio and the fully enclosed south facing rear garden.

Upon entering, a spacious and neutrally decorated hallway greets you. The lounge, positioned at the front of the property, is a generous space featuring a large bay window and a charming oak and tiled focal point working fireplace. A second reception room offers versatility as a home office, playroom or additional living space and again features a large bay window to enable light to stream through.



The heart of this home is the impressive open-plan kitchen, living, and dining area, designed for modern family life and is perfect for not only relaxing, but also entertaining. Internal bi-fold doors give the option of separating the lounge from the open plan space, or opening the entire area up where desired. With a vaulted ceiling, Velux windows and double doors with glazing either side opening onto the beautiful south facing rear garden, this space is flooded with natural light and views of the garden and aspect beyond. The well-appointed kitchen features stylish shaker-style units, quartz worktops and integrated appliances, including two NEFF ovens and a NEFF induction hob, while a peninsula subtly defines the dining and living areas. The adjoining utility room provides additional storage and access to the side of the property.

Upstairs, the principal bedroom is a spacious and bright double with built-in Hammond wardrobes and a large window with views across the front of the property. A second double bedroom benefits from a dressing area with built-in wardrobes, while the third double bedroom is an excellent size and offers plenty of space for freestanding furniture. Both bedrooms 2 and 3 enjoy breath-taking open views across the rear garden and open fields. A further single bedroom is located at the front of the property.

The modern house bathroom comprises a white three-piece suite with a separate shower cubicle and ample storage.

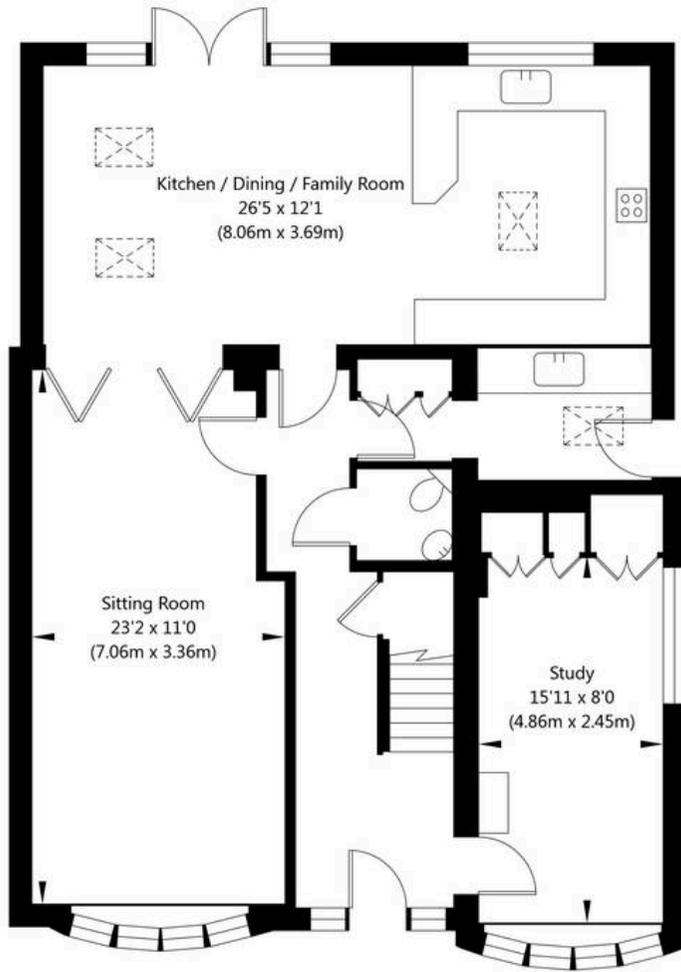


Externally, the generous and enclosed private south-facing rear garden is a real wow factor, offering a cottage garden with an array of mature shrubs and flowers adding annual seasonal colour. An Indian stone patio ideal for al fresco dining leads to a well-maintained lawn with unrivalled open aspect views across green fields beyond. A pergola and garden sheds provide additional storage and charm.

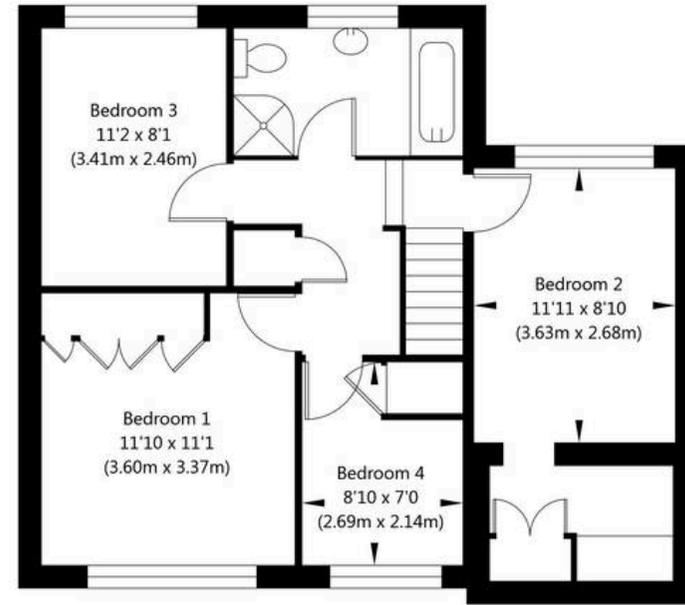
Stockton on the Forest is a charming village north of York, offering a perfect balance of rural escape and city convenience, including:

- Excellent transport links: Coastliner bus service connecting to York, Leeds, Malton, Scarborough, and Whitby
- Perfect for commuters, being close to the A64 for easy access to Leeds and the East coast
- Situated just 3 miles from York city centre, 5 minutes drive from Vanguard and Monks Cross retail parks
- Village amenities including a primary school, golf club, active village hall, local shop and a garden centre.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 991 SQ FT / 92.06 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 592 SQ FT / 55.03 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1583 SQ FT / 147.09 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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