

property on behalf of the vendor.

396 sq. ft. (36.8 sq.m.) approx.

The floor plan illustrates a single-story house layout. The main entrance is located in the center of the front facade. To the left of the entrance is a small utility room containing a washing machine (W.M.), a toilet (WC), and a sink. To the right of the entrance is a large living room measuring 11.6" x 10.10". A hallway leads from the entrance into the house. To the left of the hallway is a staircase leading up. To the right of the hallway is a dining room measuring 4.9m x 2.9m. A kitchen is located at the bottom left, measuring 16.1" x 9.7", and includes a double oven (DO). A separate utility room contains a sink (SITTING), a WC, and a washing machine (W.M.). A bathroom is located at the bottom right, measuring 3.7m x 3.3m. A large room at the top right is labeled '3.5m x 3.3m' and '11.6" x 10.10"'. The plan also shows a double door at the bottom center.

552 sq.m. (51.3 sq.m.) approx.

- Period Semi Detached
- Three Bedroom
- Over 130ft Rear Garden
- South Facing Rear Garden
- Extended Rear Kitchen
- Move In Condition
- EPC TBC

Freehold Council Tax Band - B

Lavender Grove Off Boroughbridge YO26 5BX



Lavender Grove
Off Boroughbridge Road, York
YO26 5RX

£375,000

 3  1

A well proportioned three bedroom semi detached home, set within a quiet cul de sac to the west of York and enjoying a generous south facing rear garden of approximately 132 ft in length. With spacious reception areas and a practical family layout, the property offers excellent potential for a range of buyers.

The accommodation begins with a large central hallway which gives access to the main living areas. To the front of the property is a bright lounge featuring a bay window and a feature fireplace. There is also useful understairs storage, along with a utility room and separate W.C.

Beyond the hallway is a second sitting room which opens through to the rear kitchen diner, creating a sociable and versatile living space. The kitchen is arranged around a breakfast bar and has French doors leading directly out to the rear garden, allowing plenty of natural light and an easy connection to the outside space.

To the first floor are three bedrooms, including two doubles and a good sized single, along with a three piece family bathroom.

Externally, the property benefits from a driveway to the front providing off street parking. To the rear is a substantial south facing garden, extending to approximately 132 ft, offering an excellent outdoor space for families, entertaining or future landscaping. The size and orientation of the garden also provide scope for further extension, subject to the necessary consents.

Lavender Grove is a quiet residential cul de sac, well placed for access to local amenities, schools and transport links into York city centre, as well as convenient routes to the outer ring road. An excellent opportunity to acquire a spacious family home in a popular location.

Council Tax Band B

