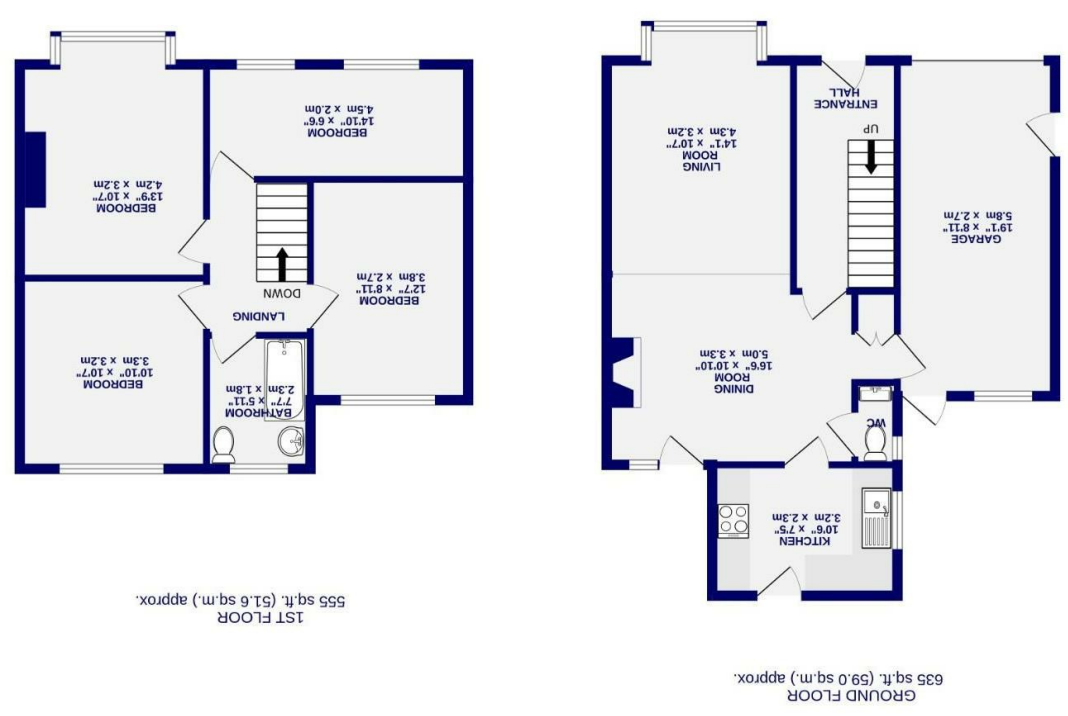


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- EPC D
- Popular Location
- Integral Garage & Driveway
- Open Plan Living/ Dining Room
- No Onward Chain
- Four Double Bedrooms
- Extended Semi Detached House

Freehold  
Council Tax Band - C

# Leyland Road Burnholme, York YO31 0QP



Leyland Road  
Burnholme, York  
YO31 0QP

£375,000



An extended and substantially improved four bedroom semi detached home, offering generous and versatile living space, off street parking and a low maintenance rear garden, set within the ever popular Burnholme area of York.

Entered via a welcoming front hallway, the ground floor accommodation begins with a bright front lounge featuring a bay window and a characterful fireplace, creating a warm and inviting living space. To the rear sits a separate dining room, also with its own fireplace, providing an ideal setting for entertaining and family meals.

The kitchen is positioned to the rear of the property and is fitted with a range of integrated appliances, with direct access out to the garden. A useful downstairs WC completes the ground floor layout.

The property has been extended with a double storey side extension above the original integral garage, significantly increasing the overall footprint. To the first floor are four well proportioned double bedrooms and a family bathroom, making this an excellent option for growing families or those seeking additional space for home working.

Externally, the property benefits from a front garden and driveway providing off street parking. To the rear is a paved, low maintenance garden, ideal for those looking for an easy to manage outdoor space.

A spacious and well located home with flexible accommodation, early viewing is highly recommended.

