





Leven Road  
, York  
YO24 2TJ

£360,000



Located in this ever-popular residential area, and beautifully updated throughout, is this extended three bedroom semi-detached home. With a range of local amenities close by, along with regular bus links to York City Centre and the train station, it offers spacious and versatile accommodation that is sure to appeal to a wide variety of buyers.

The property is entered via a generous hallway which leads to the light and airy front reception room, complemented by a large window. To the rear lies the true heart of the home, an open-plan kitchen, living and dining space that flows seamlessly into the conservatory. With its solid roof, this room is enjoyed all year round and benefits from an attractive rear outlook and excellent natural light. The kitchen itself provides ample storage with modern cabinetry and elegant granite worktops. Completing the ground floor is a useful utility room with access from front to back, as well as a convenient guest WC.

Upstairs are three well-proportioned bedrooms, some with built-in storage, and a stylish three-piece family bathroom.

Externally, the property boasts gardens to both the front and rear, along with generous driveway parking. The rear garden features low-maintenance patio and lawned areas with established planting, and there is also a partially constructed garden room offering exciting potential for the next owners to complete to their own taste.

Council Tax Band B





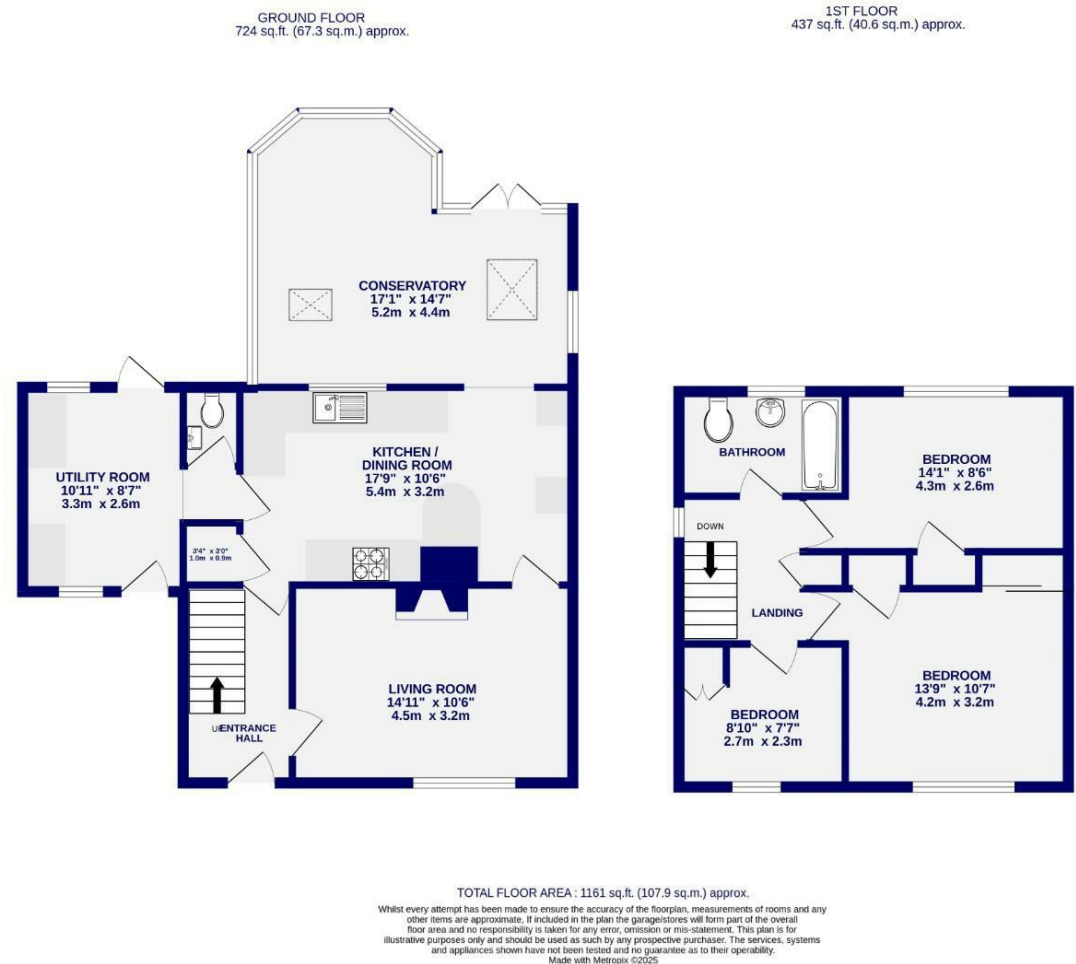




# Leven Road , York YO24 2TJ

Freehold  
Council Tax Band - B

- Semi Detached House
- Three Bedrooms
- Extended
- Driveway Parking
- Popular Residential Area
- Bathroom & Ground Floor W.C
- Ideal Family Home
- EPC C



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