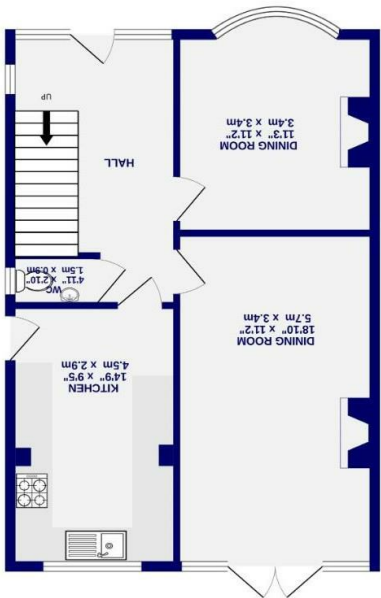


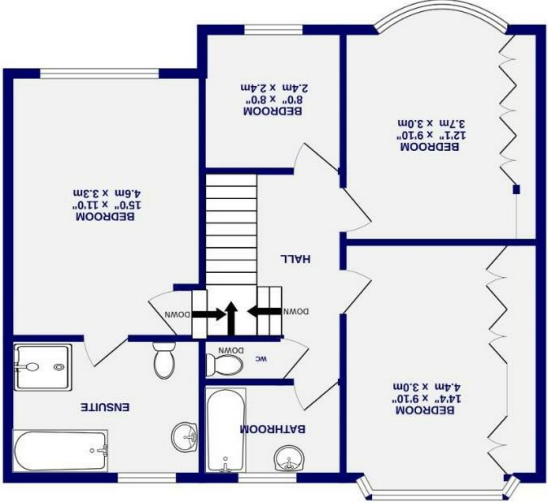
Lycett Road Dringhouses, York YO24 1NB

Freehold
Council Tax Band - D

- Extended Semi Detached House
- Four Bedrooms
- Two Bathrooms
- South West Facing Rear Garden
- Driveway & Tandem Garage
- Sought After Location
- EPC D



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are approximate. It is recommended that you obtain a professional survey of the property for more detailed information. The floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metapix.co.uk

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Lycett Road
Dringhouses, York
YO24 1NB

£550,000

4 2

This traditional semi-detached home is ideally positioned to the west of York, just off Tadcaster Road—one of the city's most sought-after addresses. Tucked away in a leafy residential setting, the property enjoys a wonderful sense of peace and privacy, while remaining well connected for access to the city centre, York Railway Station, the A64, and just a short stroll from the Knavesmire and York Racecourse.

The property has been thoughtfully extended with a full double-storey side extension and offers spacious, light-filled accommodation throughout. The ground floor includes two generous reception rooms, a fitted kitchen, and a bright rear sun room that overlooks the garden. A cloakroom W.C. completes the ground floor.

Upstairs, the layout offers real flexibility with four bedrooms, a family bathroom, and a generous en suite with a large four-piece en-suite including both a bath and separate shower.

Set on a particularly impressive plot, the home boasts a southwest-facing rear garden with lawn and patio areas, ideal for outdoor dining and entertaining. The garden is notably larger than many others in the area, offering a rare opportunity for families or keen gardeners. A large tandem integral garage and driveway provide ample off-street parking.

Well maintained throughout, this lovely home also offers exciting potential for new owners to update and personalise to their own style. A superb opportunity in a desirable residential location.

Council Tax Band- D

