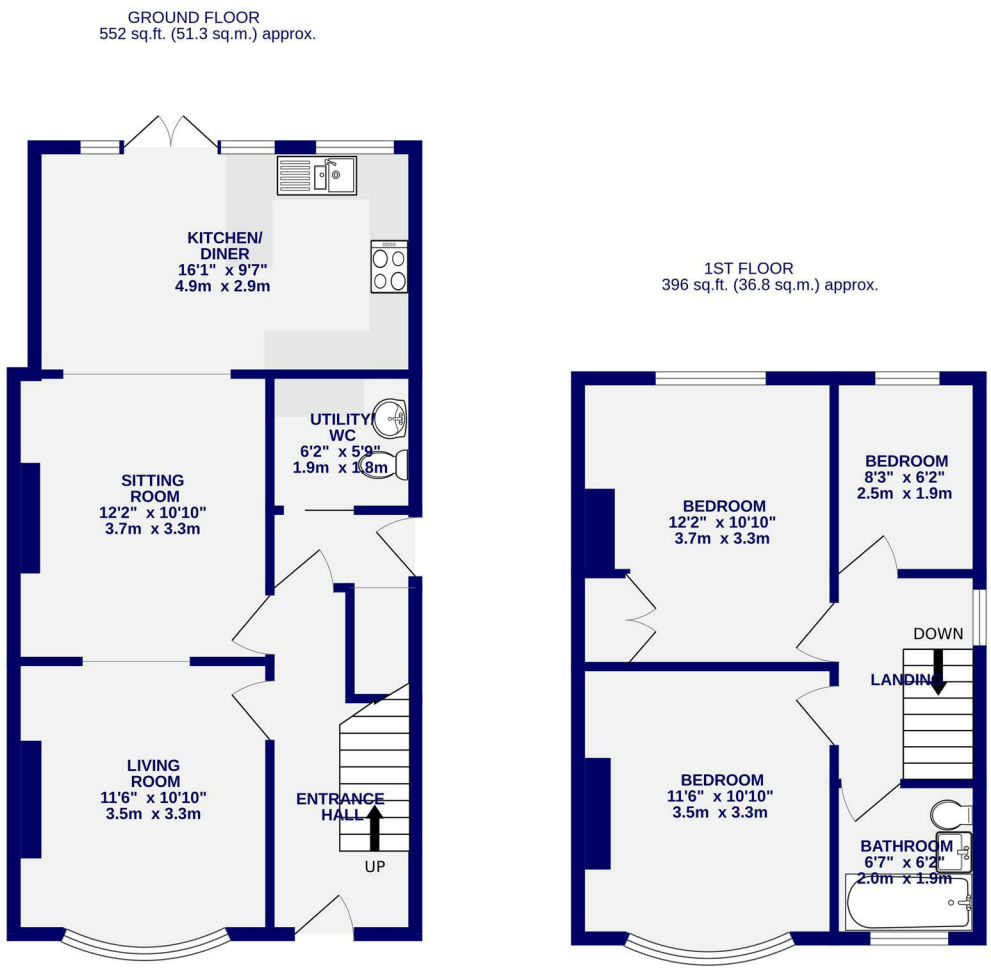
Ashtons

Lavender Grove, Off Boroughbridge Road, York, YO26 5RX

Lavender Grove
Off Boroughbridge
YO26 5RX

Freehold
Council Tax Band - B

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



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This 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 Metropix ©2026

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 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Lavender Grove
Off Boroughbridge Road, York
YO26 5RX

£350,000

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