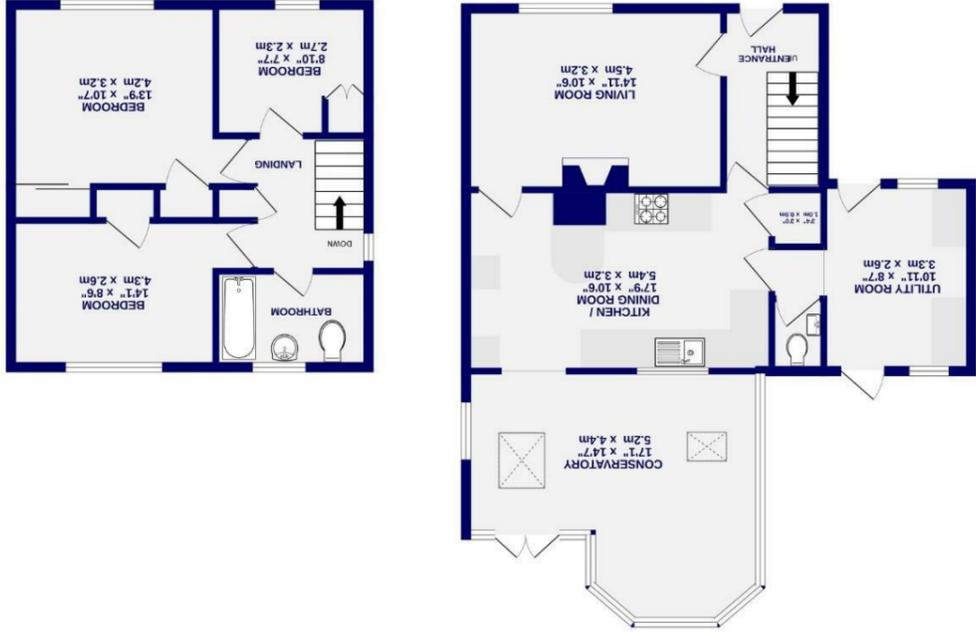


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- EPC C
- Ideal Family Home
- Bathroom & Ground Floor W.C
- Popular Residential Area
- Driveway Parking
- Extended
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - B

Leven Road
, York
YO24 2TJ



GROUND FLOOR 724 sq.ft. (67.3 sq.m.) approx.
1ST FLOOR 437 sq.ft. (40.6 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are given as an approximate. It is advised in the event the purchaser 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Made with Metropix 02025



Leven Road
, York
YO24 2TJ

Offers Over £350,000



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

