

## 23 York Road, Lancaster, LA1 4DW



**£225,000**



### Three-Bedroom Semi-Detached Family Home with Excellent Potential!

Tucked away on a leafy, tree-lined road, this spacious three-bedroom semi-detached family home occupies a generous corner plot, complete with a large garden and a detached garage. It's a property brimming with potential, ideal for anyone looking to put their own stamp on a home and add value over time.

Inside, the accommodation offers plenty of space for a growing family. The ground floor features two well-proportioned reception rooms, perfect for both everyday living and entertaining, along with a kitchen that provides scope for modernisation and redesign to suit your needs. Upstairs, you'll find three good-sized bedrooms and a family bathroom.

The real gem of this property is the outdoor space. The large garden provides endless possibilities, whether you're dreaming of a landscaped retreat, a safe play space for children, or even extending the house (subject to planning). Off-road parking and access to the detached garage add extra convenience.

Set within a highly desirable area, this home enjoys a wonderful balance of community, green surroundings, and practicality. Local amenities are close at hand, and families will appreciate the highly regarded primary schools nearby. Lancaster city centre is easily accessible, with its excellent range of shops, cafes, cultural venues, and outstanding schools, including the renowned Boys' and Girls' Grammar schools.

This is a fantastic opportunity to create a long-term family home in one of Lancaster's most sought-after locations.

#### Entrance Hallway



Stairs to the first floor, understairs storage cupboard, carpeted floor, radiator.

#### Lounge



Double-glazed window to the front, carpeted floor, radiator.

#### Dining Room



Double-glazed window to the rear, carpeted floor, radiator.

#### Kitchen



Double-glazed window to the side and rear, range of matching wall and base units, stainless steel sink, free-standing electric cooker and extractor hood, washing machine, fridge and freezer, vinyl floor, radiator, combi boiler, door to the garden.

#### First Floor Hallway

Double-glazed window to the side, carpeted floor.

#### Bedroom One



Double-glazed window to the front, carpeted floor, radiator.

## Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

## Bedroom Three



Double-glazed window to the front, carpeted floor, radiator.

## Bathroom



Double-glazed frosted window to the rear, bath with thermostatic shower, wash hand basin, extractor fan, vinyl floor, radiator, W.C.

## Outside



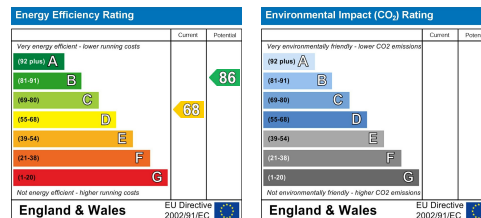
## Garage

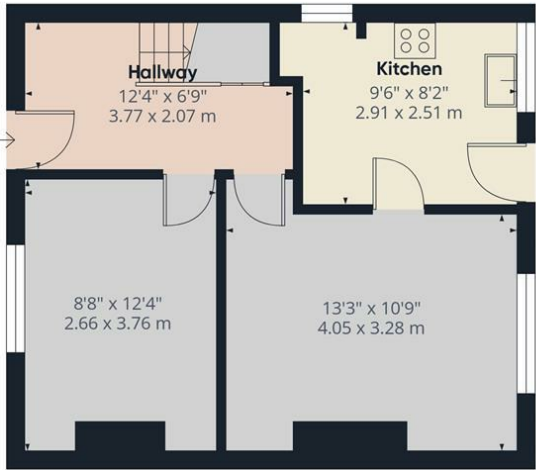


Pre-cast concrete Garage with access from the side service road.

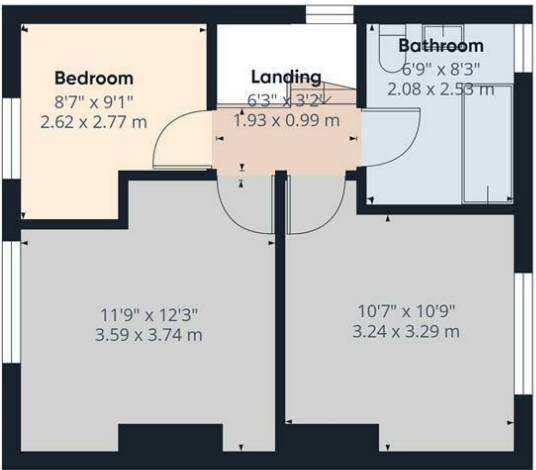
## Useful Information

Tenure Freehold  
Council Tax Band (B) £1,873  
No Onward Chain





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
814 ft<sup>2</sup>  
75.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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