



## Leighton Croft, , York, YO30 5ZQ

- Lakeside Views
- Double Garage
- En Suite

- 3 Reception Rooms
- Sought After Area
- Council Tax Band E

**£550,000**





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## DESCRIPTION

This unique four bedroom detached home over looking a lake is tucked away just off Leighton Croft. The property offers great access to the City Centre as well as the shops and restaurants at Clifton Moor.

The spacious downstairs floorplan comprises three reception rooms - one of which is filled with light through the sky lantern - whilst the other two have benefit from the amazing lakeside views, a central kitchen diner, utility and a three-piece shower room, as well as a separate WC.

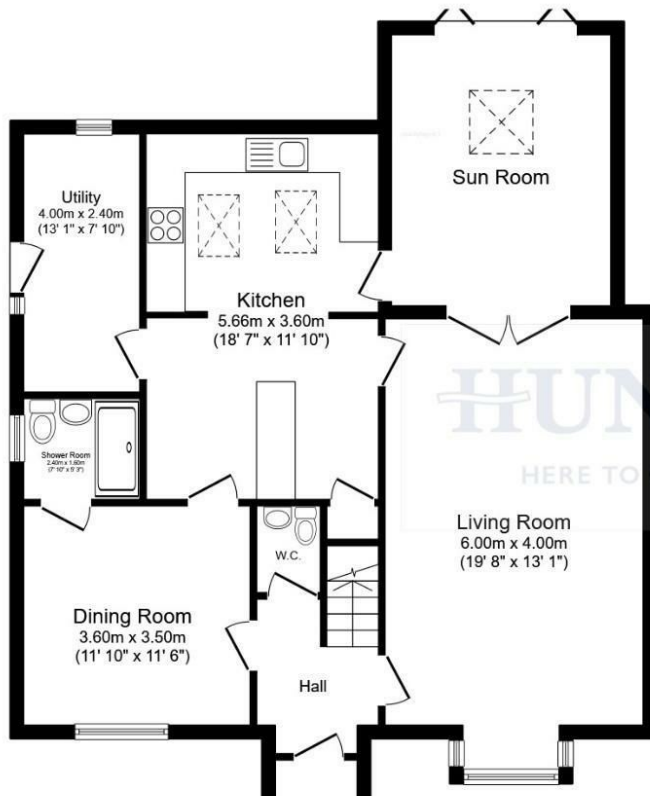
Upstairs the property has four well-proportioned bedrooms with the primary bedroom benefitting from built in storage and ensuite. Additionally, the first floor also has a family shower room.

Externally the property benefits from being in a tranquil setting with great views, front and rear gardens as well as a double garage and driveway for multiple cars.

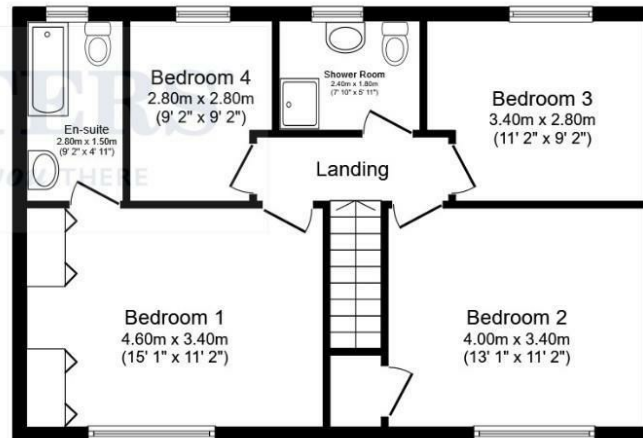








**Ground Floor**



**First Floor**

Total floor area 154.7 sq.m. (1,666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

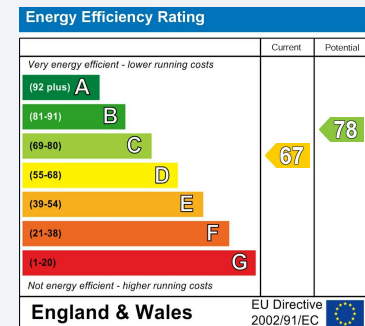
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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