



34A Slessor Road  
, York YO24 3JL



**34A Slessor Road  
, York YO24 3JL  
£245,000**

Situated on Slessor Road, this three bedroomed semi detached house is perfect for a family or those seeking additional space. With three bedrooms, two bathrooms and an additional WC.

The property is bright and spacious throughout, to the ground floor there is an entrance hallway, WC, lounge and kitchen diner with patio doors to the garden. The garden is a great size for little ones or your four legged friend, low maintenance with Astroturf and a paved patio area. Another added bonus to the property is the driveway offering off street parking for 2 cars and a large store, great for bikes and storage!

With local amenities close by and a great bus route into Acomb and York City Centre!

Council Tax Band C  
EPC Rating C

**Entrance Hall**

UPVC entrance door. UPVC window. Radiator. Door to WC. Door to lounge.

**WC**

Fitted three piece suite comprising; toilet and sink with vanity unit. Opaque UPVC window.

**Lounge**

17'7" x 14'6" at widest (5.38 x 4.42 at widest)

UPVC window. Two radiators. Electric feature fire with surround and hearth. Open to stairs leading to the first floor. Door to kitchen.

**Kitchen/diner**

8'11" x 14'6" (2.74 x 4.42)

Fitted wall and base units with coordinating worktops. Double oven with four ring gas hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Storage cupboard. UPVC window. UPVC patio doors leading into the garden. Space for dining table and chairs.







#### Stairs to first floor

#### First first landing

Loft hatch, Cupboard housing the combi boiler.

#### Bathroom

5'6" x 6'1" (1.70 x 1.87)

Fitted three piece suite comprising; bath with shower attachment, sink with vanity unit and toilet. Radiator. Opaque UPVC window.

#### Bedroom One

11'6" x 8'6" (3.53 x 2.60)

UPVC window. Radiator. Fitted wardrobe. Door to ensuite shower room.



#### Ensuite shower room

8'8" x 4'4" (2.65 x 1.34)

Fitted three piece suite comprising; Shower cubicle, wash hand basin with vanity unit and toilet. Radiator. Extractor fan.

#### Bedroom Two

9'1" x 8'1" (2.79 x 2.48)

Fitted wardrobe with mirrored sliding doors. UPVC window. Radiator.

#### Bedroom Three

8'8" x 5'9" (2.65 x 1.76)

UPVC window. Radiator.

#### Outside

To the front of the property is an established shared hedge and lawn, with pathway leading to the front door. There is a driveway offering off street parking for at least 2 cars.

The rear of the property is perfect for low maintenance with Astroturf lawn and patio area. The store is accessed at the side of the property, great for storage!

#### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.

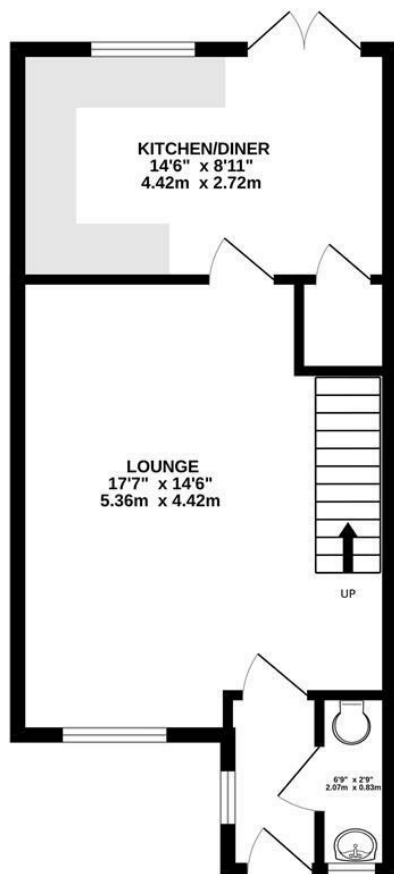
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

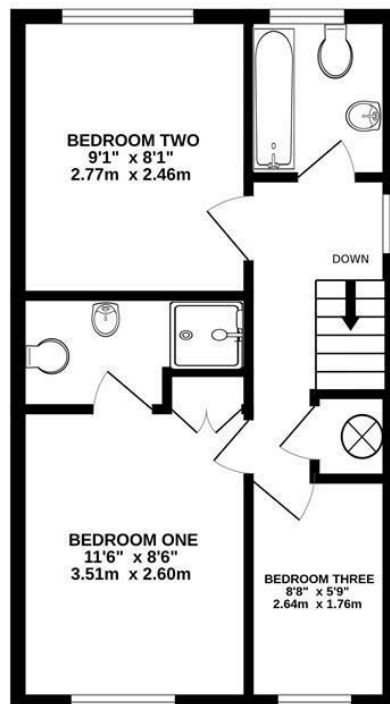
The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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