



24 Lycett Road
York, YO24 1NB

Guide Price £650,000



FIVE BEDROOMS - OVER 100ft REAR GARDEN - PRIME AREA. An extended five bedroom semi-detached house in very good order throughout, ready to move into and situated within this highly sought after location just off Tadcaster Road and benefitting from nearby shops, schools and amenities. The bright and spacious living accommodation briefly comprises entrance hallway, dining room with bay window to front, 19' lounge, kitchen, garden room with French doors, ground floor shower room, first floor landing, five bedrooms (four doubles and one generous single/study) and two separate three-piece shower rooms. To the outside is a front garden with brick boundary wall, driveway providing ample off street parking with potential for electric car charging and leading to an attached single garage/store whilst to the rear is a long enclosed garden with mature trees and woodland area, lawn and paved patio. The property also benefits from modern central heating and rear solar panels. An internal viewing is highly recommended.

Entrance Hallway

Composite entrance door, double panelled radiator, power points, carpeted stairs to first floor

WC/Shower Room

Walk-in shower cubicle, low level WC, wash hand basin, tiled flooring, towel radiator, recessed spotlights, window to side

Dining Room

uPVC bay window to front, double panelled radiator, carpeted flooring, power points

Lounge

Fire with surround, two double panelled radiators, carpeted flooring, TV and power points, glazed door to rear

Kitchen

uPVC window to rear, fitted wall and base units with countertop, one and half stainless steel sink and draining board with mixer tap, gas hob, eye level double oven, space and plumbing for appliances, double panelled radiator, luxury vinyl tiling, recessed spotlights, power points





Garden Room

uPVC French doors and windows to rear, double panelled radiator, engineered oak wood flooring, recessed spotlights, power points, door to integral garage

First Floor Landing

Carpeted flooring, loft access, power points

Bedroom 1

uPVC bay window to front, fitted wardrobes, double panelled radiator, carpeted flooring, power points

Bedroom 2

uPVC window to rear, double panelled radiator, carpeted flooring, power points

Bedroom 3

uPVC window to front, double panelled radiator, carpeted flooring, power points

Bedroom 4

uPVC window to rear, carpeted flooring, power points

Shower Room

Large walk-in mains fed shower enclosure, opaque window to rear, low level WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, tiled walls and tiled flooring

Jack and Jill Shower Room

Accessed for Bedroom 3 and 4, opaque window to side, low level WC, wash hand basin, shower enclosure, recessed spotlights, extractor fan, vinyl flooring

Bedroom 5/Study

uPVC window to rear, double panelled radiator, carpeted flooring, power points

Outside

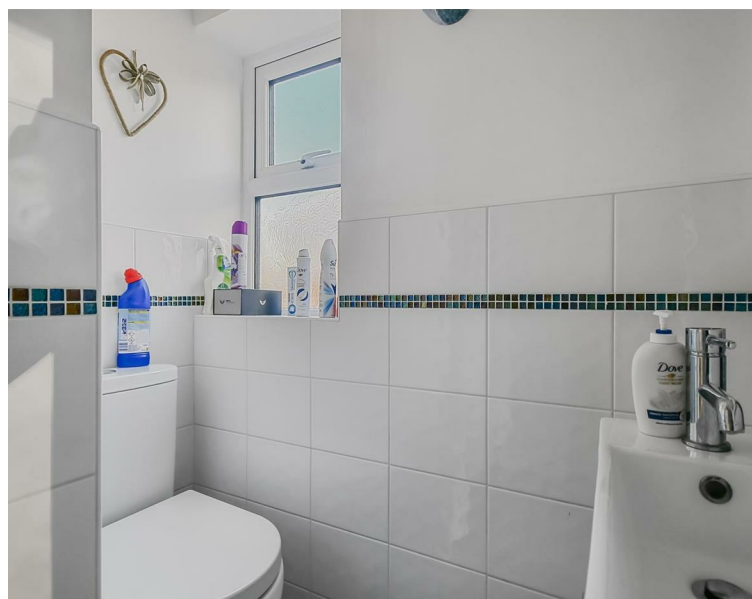
Front driveway with small landscaped area, off street parking, rear garden with paved courtyard area, outside tap, timber storage shed, lawn, timber fence boundary and woodland garden

Garage

Integral with power and lighting, electric up and over door, plumbing for appliances, storage cupboard

Note:

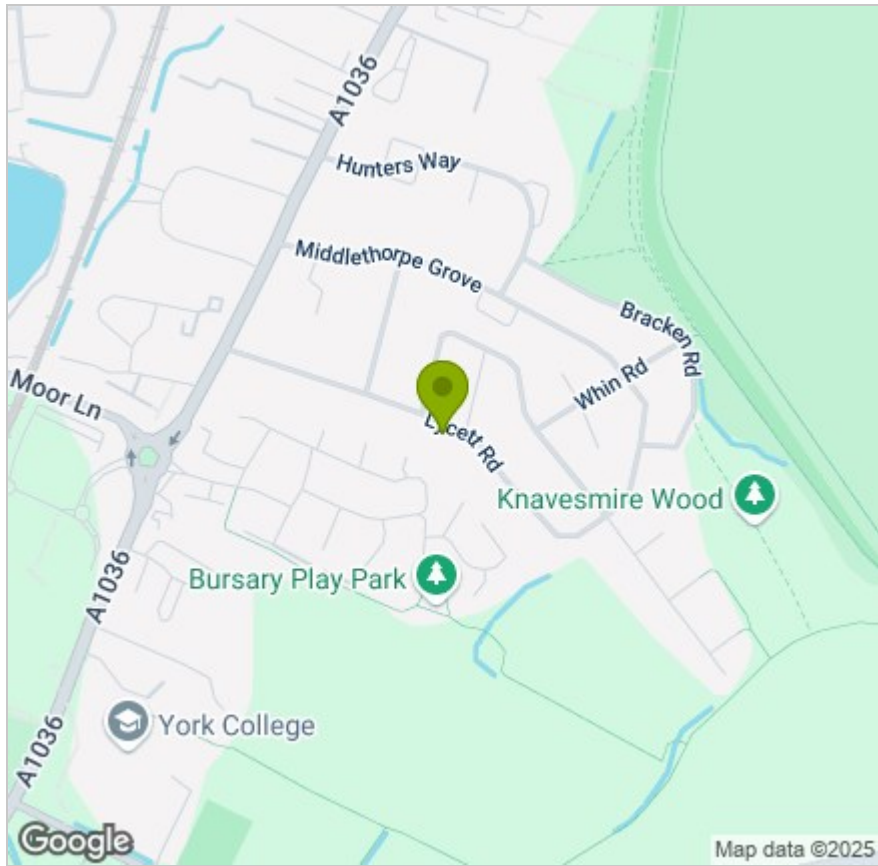
Vendor advises the occupant savings for the solar panels are between £2000 & £2500, tax free.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.