



23 Lumley Road  
York, YO30 6DB  
£450,000

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A superb 4 bedroomed extended semi-detached house located on this residential street off Burton Stone Lane convenient for York city centre, highly regarded schools and the railway station. This impressive home is ready to move into benefiting from uPVC glazing, gas central heating and comprising; Entrance hallway, WC/Cloaks, bay fronted Lounge, sitting room with feature log burner, 23ft kitchen/dining room, utility, first floor landing, two first floor double bedrooms, 3 piece house bathroom, separate shower room, bedroom 4/study, second floor landing, large 2nd floor bedroom with eaves storage. To the outside is a front driveway providing ample off street parking and the potential for electric car charging. To the rear is a landscaped garden with lawn, patio and mature flower borders. An internal inspection is highly recommended.

### Entrance Hallway

Composite entrance door, single panelled radiator, power points, oak flooring, carpeted stairs to first floor, uPVC windows to front and side

### WC/Cloaks

Low level WC, wash hand basin, storage cupboard with gas combination boiler, laminate flooring, towel radiator, part tiled walls

### Lounge

uPVC bay window to front, electric fire with surround, double panelled radiator, carpeted flooring, TV and power points

### Sitting Room

Feature log burner, exposed timber floorboards, double panelled radiator, power points

### Dining Area

uPVC French doors to rear, exposed timber floorboards, power points, velux window, recessed spotlights, double panelled radiator





### **Kitchen Area**

Fitted wall and base units with countertop, one and a half stainless steel sink and draining board with mixer tap, dual fuel range cooker, space for appliances, two uPVC windows to rear, velux window, tiled flooring, recessed spotlights, power points

### **Utility Room**

uPVC door to front, fitted wall and base units, space and plumbing for appliances, tiled flooring, power points

### **First Floor Landing**

uPVC window to side, carpeted flooring, power points, stairs to second floor

### **Bedroom 1**

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

### **Bedroom 2**

uPVC window to rear, single panelled radiator, storage cupboard, carpeted flooring, power points

### **Bedroom 4/Study**

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

### **Bathroom**

Opaque uPVC window to front, panelled bath with mixer shower head over, low level WC, wash hand basin, towel radiator, vinyl flooring

### **Shower Room**

Opaque uPVC window to side, walk-in towel shower enclosure, towel radiator, part tiled walls, laminate flooring, extractor fan

### **Second Floor Landing**

uPVC window to side, door to;

### **Bedroom 3**

Velux windows to front and rear, exposed timber floorboards, double panelled radiator, eaves storage, power points

### **Outside**

Concrete and gravelled driveway, brick boundary wall, rear patio with mature flower borders, lawn, storage shed, fence and boundary



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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