

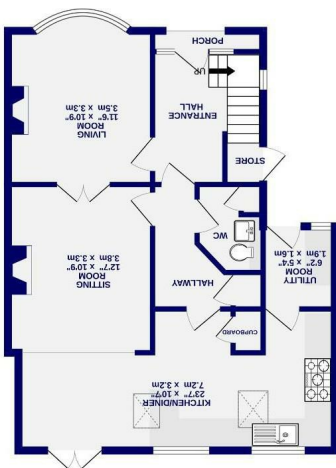
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- Semi Detached Home
 - Four Bedrooms
 - Two Reception Rooms
 - Open Plan Kitchen Diner & Separate Utility Room
 - South Facing Garden
 - Driveway Parking
 - Sought After Area
 - EPC - C
- Freehold
Council Tax Band - C

Lumley Road Off Bootham, York YO30 6DB



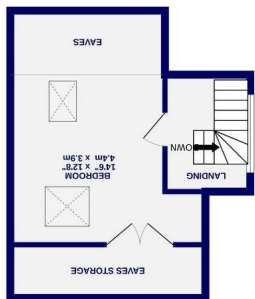
GROUND FLOOR
675 sq ft. (62.7 sq m.) approx.



1ST FLOOR
455 sq ft. (42.3 sq m.) approx.



2ND FLOOR
326 sq ft. (30.3 sq m.) approx.



TOTAL FLOOR AREA: 1456 sq ft. (135.3 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised that the purchaser visit the property to check the overall floor area and any dimensions or measurements. This plan is for guidance only and should be used as a guide only. It is not intended to be used as a contract document. Measurements are given in feet and inches and no guarantee is made as to their accuracy. Measurements are given in feet and inches and no guarantee is made as to their accuracy. Measurements are given in feet and inches and no guarantee is made as to their accuracy.

Lumley Road
Off Bootham, York
YO30 6DB

Offers Over £460,000



Located to the North of York, within walking distance to York City Centre, train station, York hospital and a variety of local schools, is this four bedroom semi detached home tucked away in a quiet cul-de-sac. Offering easy access to a range of local amenities, plenty of green spaces and the picturesque views of the River Ouse, this extended property could make the perfect family home.

The internal accommodation comprises; an entrance hall, a spacious living room with a deep bay window allowing light to flood through and a secondary sitting room with a log burner. The true hub of the home is the extended open plan / kitchen / dining area bathed in light from velux windows and French doors to the rear. The kitchen boasts an array of wall and base units, integrated appliances complemented by stylish worktops. To finish the ground floor accommodation is a utility area with an external door to the driveway, and a recently installed w.c./cloakroom.

To the first floor are three well proportioned bedrooms, a three piece bathroom and a most convenient separate shower room. To the floor above is a good sized master bedroom with ample eaves storage.

Externally, there is private, enclosed rear garden with a south facing aspect, a patio area, lawn and mature borders. To the front of the property is a driveway for parking.

In summary, a lovely family home in a sought after location sure to appeal to a range of discerning purchasers.

Council Tax Band- C

