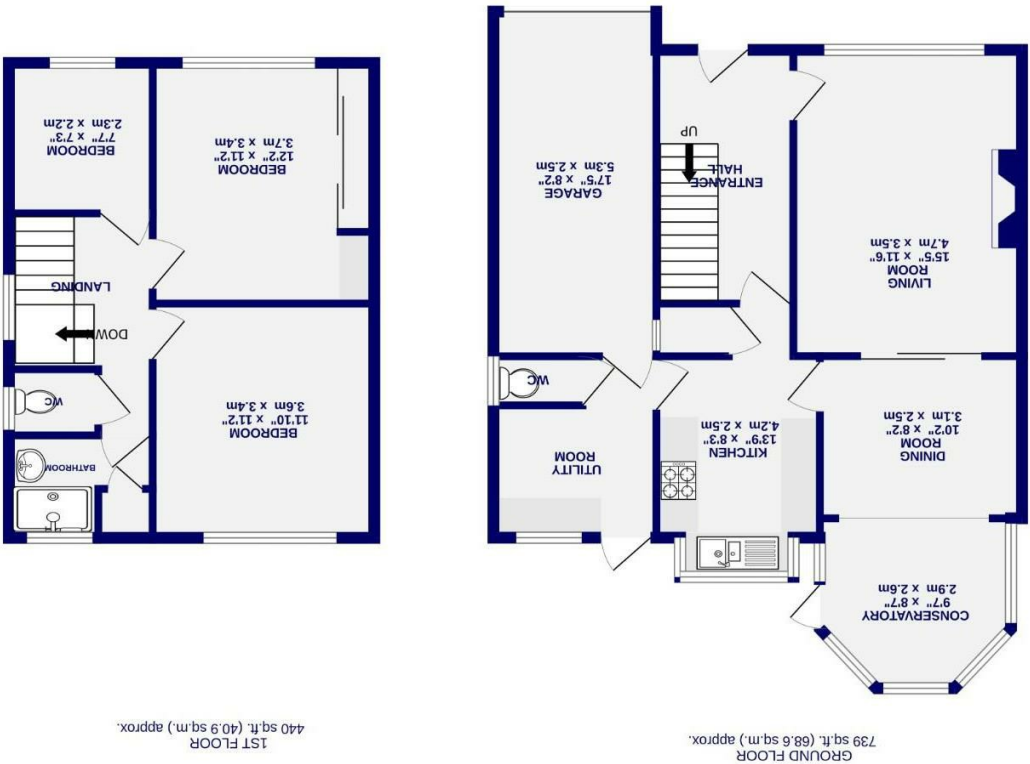


Lynden Way  
, York  
YO24 4HQ

Freehold  
Council Tax Band - D

- No Onward Chain
- Three Bedroom Semi Detached
- Living Dining Room
- Conservatory
- Downstairs WC
- Utility Room
- Sought After Location
- Driveway & Garage
- Beautiful Rear Garden
- EPC D



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Lynden Way  
, York  
YO24 4HQ

Offers Over £375,000

 3  1

A delightful three bedroom semi detached home, perfectly positioned in the a popular residential quietly positioned in a small cul-de-sac just off Hobgate—one of York's most sought-after addresses, and offering light-filled, versatile living spaces both inside and out.

Upon entering the property, you are welcomed by a bright and airy entrance hall that immediately sets the tone for this inviting home. To the front of the property, the spacious living room benefits from an abundance of natural light, creating a warm and relaxing atmosphere. This leads through to a separate dining room, ideal for entertaining, which in turn connects seamlessly to the kitchen, which enjoys lovely views over the rear garden and is thoughtfully laid out with easy access to the dining space and the rear of the property. Off the dining room is a charming conservatory, providing direct access to the garden and a peaceful spot to unwind throughout the seasons. Completing the ground floor is a utility area and downstairs WC, cleverly positioned to the rear of the home and conveniently accessed from the kitchen.

To the first floor are three well-proportioned bedrooms. Two generous doubles and a third ideal as a single bedroom, nursery or home office is positioned to the front of the property. The bathroom features a walk-in shower and fitted vanity wash basin, while a separate WC completes the upstairs accommodation.

Externally, the home offers a neat front garden with a driveway providing off-street parking leading to the garage. The rear garden is a real highlight, loved and well-maintained with established, mature shrubs, a patio area perfect for summer dining, and a summerhouse and shed for additional storage or hobbies. Beyond the rear boundary are allotments, offering a peaceful and green outlook rarely found in suburban settings.

