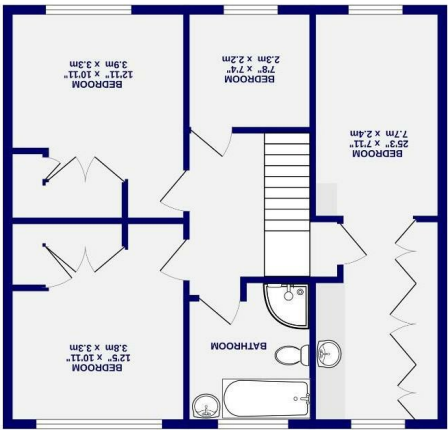




Lynden Way Off Hobgate, York YO24 4HQ

Freehold
Council Tax Band - D

- Extended Semi Detached House
- Four Bedrooms
- Sought After Location
- Quiet Cul De Sac
- No Onward Chain
- Garage & Driveway
- EPC D



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements of the property in person. The plan is for illustrative purposes only and should not 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.

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 as a guide 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
Off Hobgate, York
YO24 4HQ

£475,000



Located on Lynden way is this well-proportioned and extended family home, quietly positioned in a small cul-de-sac just off Hobgate—one of York’s most sought-after addresses. Tucked away yet superbly connected, the property backs onto allotments and is within easy walking distance of Front Street, with its array of independent shops, cafés, bakeries and restaurants, as well as West Bank Park, Hob Moor Nature Reserve, and York city centre.

A welcoming entrance hallway leads into a spacious open-plan dining kitchen at the rear, enjoying views over the south-west facing garden. The principal reception room spans the length of the house, having once been two rooms, and now offers a light-filled lounge with feature fireplace to the front and a generous dining area with a large bay window overlooking the garden. The ground floor is completed by a double-storey side extension, incorporating a WC and an integral garage with internal access.

To the first floor, the full-length master bedroom features a dressing area and fitted wardrobes, offering excellent storage and a bright dual-aspect. A single bedroom, two further double bedrooms and a generous four-piece family bathroom complete the upstairs layout.

Externally, the property provides ample off street parking with a gravel driveway leading to the garage, while the enclosed rear garden is south-west facing, with a lawn, patio seating area, and a summer house—ideal for enjoying the sun throughout the day.

Rarely available in such a prime position, 5 Lynden Way presents a superb opportunity to acquire a substantial home in a desirable residential location.

Council Tax Band- D

