



HUDSON  
MOODY

24 Lycett Road, York YO24 1NB

## 24 Lyckett Road

Approximate Gross Internal Area = 149.1 sq m / 1605 sq ft

A traditional semi-detached house that has been greatly improved and extended over the past 30 years. The house is set in an ideal location in the Dringhouses area of York giving excellent access to the city centre, Knavesmire and A64 outer ring road.

- Superb Family House in Popular Location
- Three Reception Rooms
- Beautifully Fitted Kitchen
- Garden/Morning Room
- Ground Floor Shower Room and Integral Garage
- Four Double Bedrooms and a Single/ Study
- Family Shower Room and Jack and Jill En-Suite
- Boarded Out Attic Space and 16 Solar Panels on the Back Roof
- Mature South Facing Lawned Garden
- Easy Access to City Centre

**Guide Price £600,000**

**Tenure: Freehold**

**Council Tax Band: D**



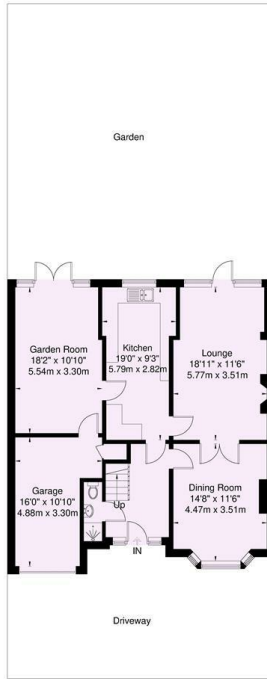
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





## 24 Lycett Road

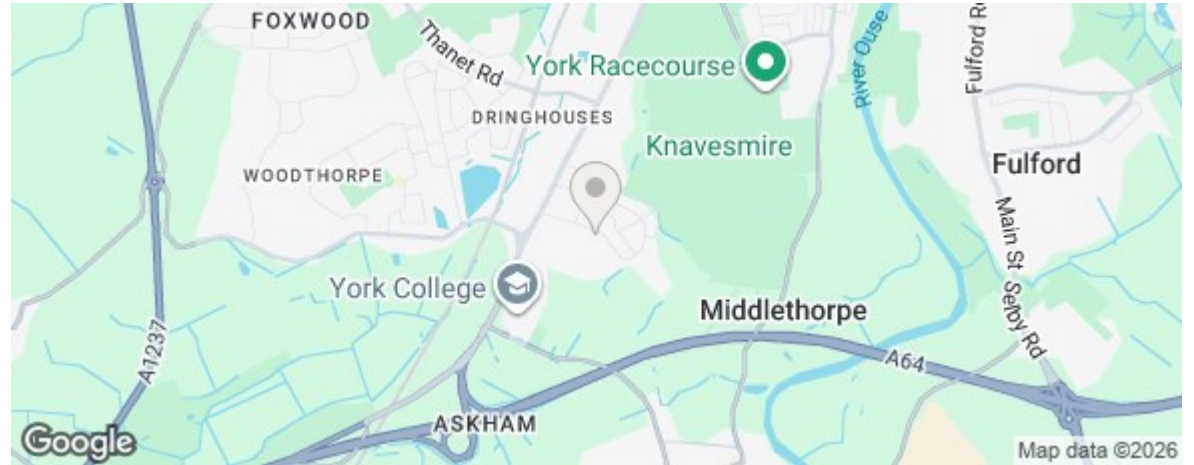
Approximate Gross Internal Area = 149.1 sq m / 1605 sq ft



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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



**HUDSON  
MOODY**

### IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**