

- Freehold
Council Tax Band - B

396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR

BEDROOM 11'6" x 10'10" 3.5m x 3.3m

BEDROOM 12'2" x 10'10" 3.7m x 3.3m

BEDROOM 8'3" x 6'2" 2.5m x 1.9m

BATHROOM 6'7" x 6'2" 2.0m x 1.9m

LANDING

UP

DOWN



Lavender Grove
Off Boroughbridge Road, York
YO26 5RX

£360,000

3 1

A well proportioned three bedroom semi detached home, set within a quiet cul de sac to the west of York and enjoying a generous south facing rear garden of approximately 132 ft in length. With spacious reception areas and a practical family layout, the property offers excellent potential for a range of buyers.

The accommodation begins with a large central hallway which gives access to the main living areas. To the front of the property is a bright lounge featuring a bay window and a feature fireplace. There is also useful understairs storage, along with a utility room and separate W.C.

Beyond the hallway is a second sitting room which opens through to the rear kitchen diner, creating a sociable and versatile living space. The kitchen is arranged around a breakfast bar and has French doors leading directly out to the rear garden, allowing plenty of natural light and an easy connection to the outside space.

To the first floor are three bedrooms, including two doubles and a good sized single, along with a three piece family bathroom.

Externally, the property benefits from a driveway to the front providing off street parking. To the rear is a substantial south facing garden, extending to approximately 132 ft, offering an excellent outdoor space for families, entertaining or future landscaping. The size and orientation of the garden also provide scope for further extension, subject to the necessary consents.

Lavender Grove is a quiet residential cul de sac, well placed for access to local amenities, schools and transport links into York city centre, as well as convenient routes to the outer ring road. An excellent opportunity to acquire a spacious family home in a popular location.

Council Tax Band B

