



Leven Road,
Dringhouses, York
YO24 2TL

Asking Price £499,999



Located in the ever-popular area of Dringhouses to the south of York, this impressively extended semi-detached home offers approximately 2,500 sq. ft. of versatile accommodation. Rare to find at this size and occupying a generous plot, the property is offered with no onward chain and presents an exceptional opportunity for a growing family.

Leven Road is well placed for a range of local amenities and provides easy access to York city centre via Tadcaster Road, as well as Acomb's varied shops and the outer ring road for travel further afield.

Spanning three floors, the property opens into a welcoming entrance hall leading to the original through reception room on the left, with patio doors opening into a light-filled conservatory overlooking the rear garden. To the end of the hall is a stunning extended kitchen diner, undoubtedly the heart of the home, offering ample space for dining and entertaining. Fitted with an array of Shaker-style wall and base units, the kitchen provides generous storage and worktop space, a range of integrated appliances and additional room for freestanding white goods. The attractive Amtico flooring continues from the hallway, enhancing the sense of quality throughout. A secondary hall leads to a useful utility room, a third reception room which could equally serve as a ground floor bedroom, and a deep understairs cupboard ideal for pantry storage. A spacious two-piece WC completes the ground floor, with potential to convert into a shower room if desired.





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Freehold
Council Tax Band - B

- Extended Semi Detached House
- Six Bedrooms
- Two Bathrooms
- Approx 2,500 SQFT
- Generous Gardens
- Popular Residential Area
- No Onward Chain
- EPC C



TOTAL FLOOR AREA : 2483 sq.ft. (230.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should 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.
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