



Lindley Wood Grove, York, YO30 4SR

- Modern Fitted Kitchen
- Attractive Landscaped Rear Garden
- Beautifully Presented
- Extended To The Rear
- Driveway Providing Off-Street Parking
- Council Tax Band B

£280,000



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DESCRIPTION

A beautifully presented and extended two-bedroom semi-detached home, offering stylish, well-maintained accommodation and an attractive landscaped rear garden. Ideally positioned within easy reach of a wide range of local amenities, schools, and transport links, the property represents an excellent opportunity for first-time buyers, couples, or those looking to downsize.

The accommodation begins with an entrance porch leading into a spacious living room, creating a comfortable and welcoming reception space with stairs rising to the first floor.

To the rear is a modern fitted kitchen featuring a good range of wall and base units, integrated appliances and a useful breakfast bar providing an informal dining area. The kitchen opens into the rear extension, forming a bright and versatile additional living space with views across — and direct access into — the garden.

To the first floor are two bedrooms, including a generous principal bedroom positioned to the front, together with a well-appointed bathroom.

Externally, the property continues to impress. To the front is a driveway providing off-street parking alongside a neatly maintained garden. The enclosed rear garden has been thoughtfully landscaped to provide an attractive, low-maintenance outdoor space, with artificial lawn, paved seating areas and ample room for outdoor entertaining.

Situated in a convenient and popular residential location, Lindley Wood Grove offers excellent access to local shops, schools, bus routes, and amenities, as well as straightforward links into York city centre and towards the outer ring road.







Total floor area 69.7 m² (750 sq.ft.) approx

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Viewings

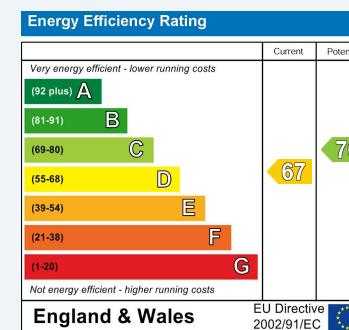
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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