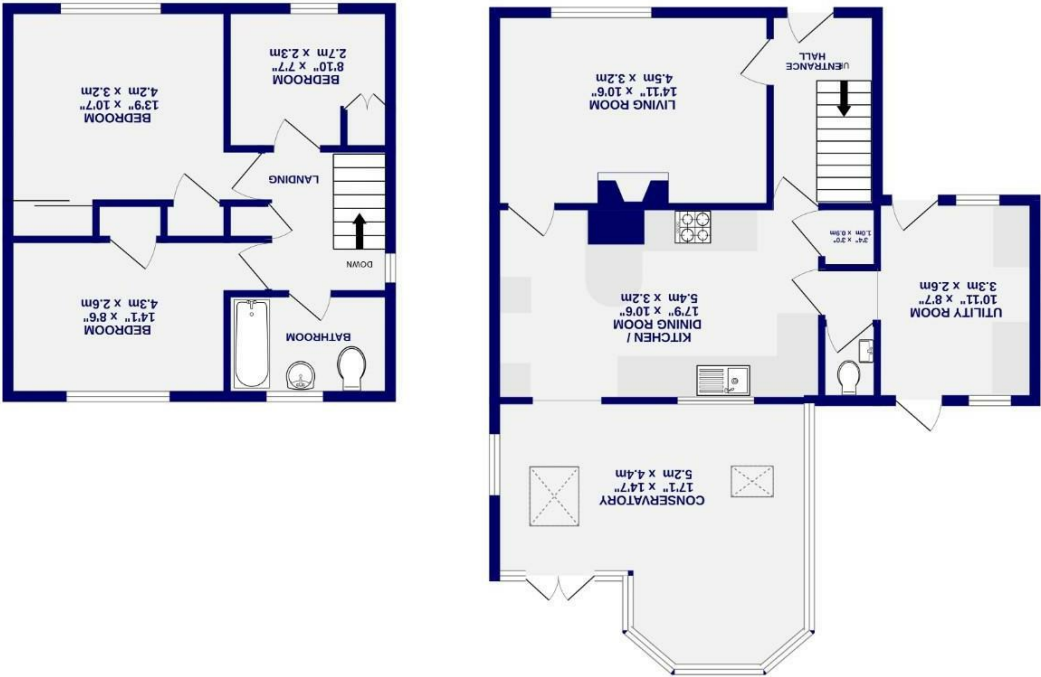


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC C
- Ideal Family Home
- Bathroom & Ground Floor W.C
- Popular Residential Area
- Driveway Parking
- Extended
- Three Bedrooms
- Semi Detached House

Freehold
Council Tax Band - B

Leven Road
, York
YO24 2TJ



GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the accuracy of the floorplan by inspection. This plan is for illustrative purposes only and should not be used as a guide. Any prospective purchaser should verify the accuracy of the floorplan by inspection. The services, systems and appliances shown have not been tested and no guarantee as to their operation.

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Leven Road
, York
YO24 2TJ

Offers Over £350,000

 3  1

Located in this ever-popular residential area, and beautifully updated throughout, is this extended three bedroom semi-detached home. With a range of local amenities close by, along with regular bus links to York City Centre and the train station, it offers spacious and versatile accommodation that is sure to appeal to a wide variety of buyers.

The property is entered via a generous hallway which leads to the light and airy front reception room, complemented by a large window. To the rear lies the true heart of the home, an open-plan kitchen, living and dining space that flows seamlessly into the conservatory. With its solid roof, this room is enjoyed all year round and benefits from an attractive rear outlook and excellent natural light. The kitchen itself provides ample storage with modern cabinetry and elegant granite worktops. Completing the ground floor is a useful utility room with access from front to back, as well as a convenient guest WC.

Upstairs are three well-proportioned bedrooms, some with built-in storage, and a stylish three-piece family bathroom.

Externally, the property boasts gardens to both the front and rear, along with generous driveway parking. The rear garden features low-maintenance patio and lawned areas with established planting, and there is also a partially constructed garden room offering exciting potential for the next owners to complete to their own taste.

Council Tax Band B

