



Lycett Road
York
YO24 1ND

£450,000



Ideally situated in the popular residential area of Dringhouses, to the south west of York, 47 Lycett Road is well placed for Tadcaster Road, York Racecourse and the Knavesmire, with York city centre and railway station readily accessible. Local shops, supermarkets, cafés, restaurants, schools and leisure facilities are all within easy reach, whilst the A64 and A1237 provide convenient access to the wider road network. This well presented three bedroom semi detached home offers spacious and versatile accommodation and has been carefully improved throughout.

The property opens into a welcoming entrance hall leading to a bright front sitting room, with a new UPVC bay window and attractive cast iron gas fire. A separate dining room provides a comfortable space for family dining and entertaining, while the adjoining heated conservatory offers a further reception area with views across the rear garden.

The fitted kitchen is well equipped with granite worktops, integrated fridge and LVT flooring. A particularly well finished utility area has been incorporated into part of the garage, providing useful additional space, with the remainder retained for storage.

To the first floor are two good sized double bedrooms and a further single bedroom. The principal bedroom benefits from a new UPVC bay window and a full wall of fitted wardrobes, while the second double bedroom has a large UPVC window overlooking the garden. The third bedroom is currently used as a bedroom and home working space, offering useful flexibility. The bathroom has a white suite with shower over bath and cream and travertine tiling.

The property has benefited from a number of improvements, including UPVC windows throughout, a renewed roof and new soffits, guttering and downpipes.

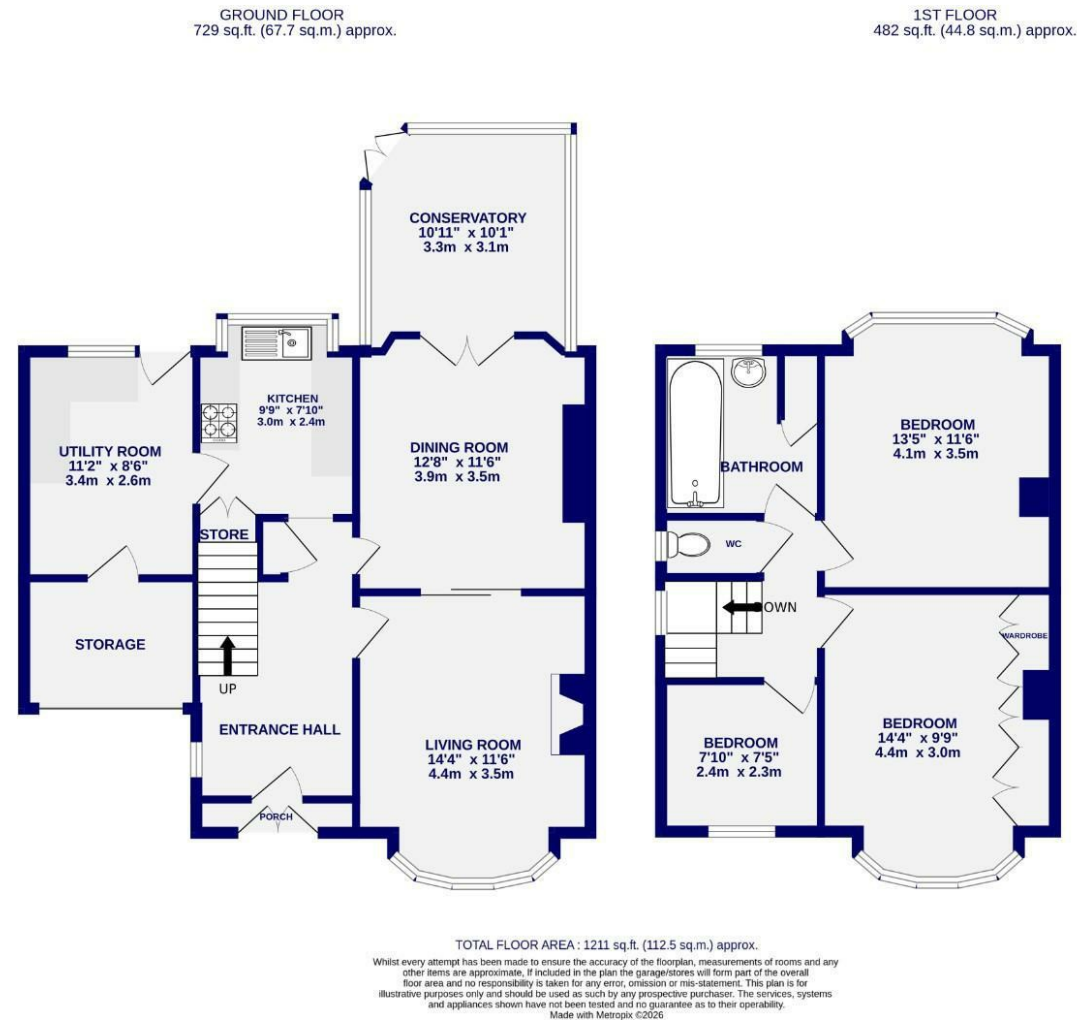




Lycett Road York YO24 1ND

Freehold
Council Tax Band - D

- Three Bedroom Semi Detached House
- Spacious Sitting Room, Dining Room And Conservatory
- Modern Fitted Kitchen
- Well Appointed Utility Area And Garage
- Generous Off Street Parking
- Attractive Low Maintenance Rear Garden
- EPC TBC



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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.