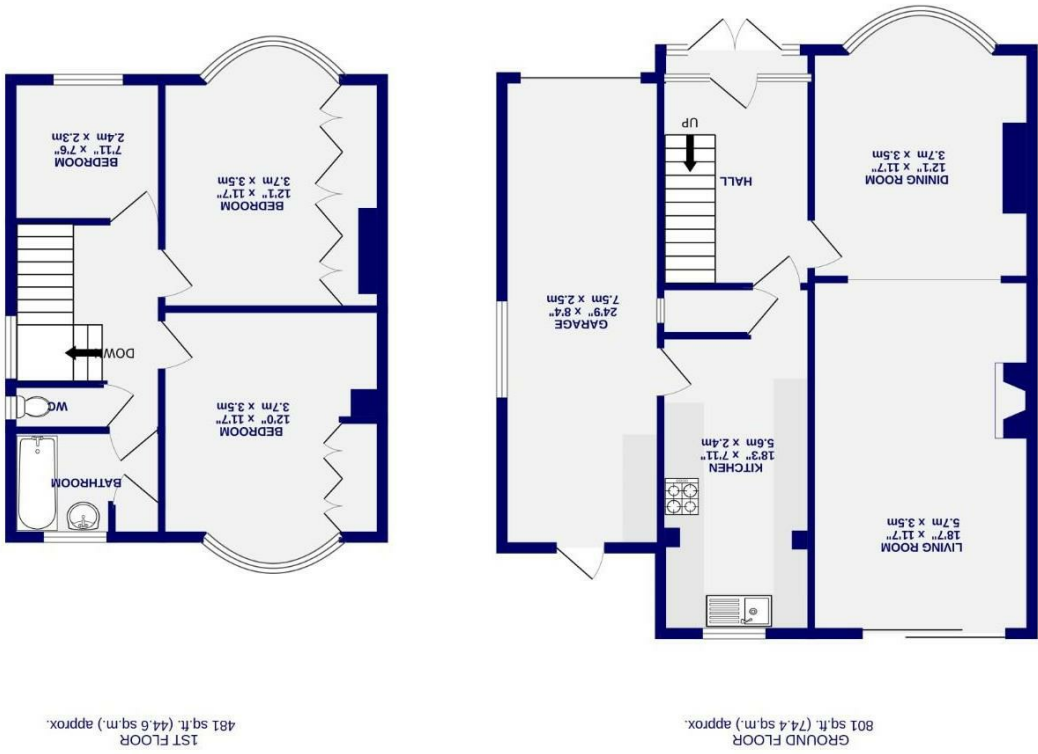


Lycett Road
, York
YO24 1NB

Freehold
Council Tax Band - D

- Much Loved Three Bedroom Family Home
- Sought-After South West York Location
- Extended Living And Dining Room
- Country-Style Kitchen
- Close To Knavesmire & Racecourse
- Envable Beautifully Landscaped Rear Garden
- Sought After Location
- Generous Tandem Garage
- New Gravel Driveway And Borders
- EPC TBC



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£495,000

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Ashtons Estate Agents are delighted to offer for sale this much-loved three bedroom semi-detached family home, ideally positioned to the south west of York, close to Tadcaster Road, York Racecourse and the Knavesmire. With excellent access to the city centre and railway station, together with ameiniaties, local shops, supermarkets, cafés, restaurants, and schools. A convenient setting for family life with access to the outer ring road and the wider road network.

A welcoming entrance hall leads into the bright and generously proportioned extended living and dining room. The traditional bay window to the front fills the room with natural light, while sliding doors open directly onto the rear garden, creating a lovely connection between the two. There is plenty of space for relaxed family life, as well as entertaining and larger gatherings. The country-style kitchen enjoys a lovely outlook over the garden and is fitted with a range of wall and base units, providing good storage and workspace. A side door gives access to the tandem garage and rear garden, adding further practicality to the home.

To the first floor are two generous double bedrooms, both benefiting from traditional bay windows which add character, light and valuable additional space. The third bedroom is ideal as a nursery, guest bedroom or home office. A bathroom with shower over the bath and wash hand basin is complemented by a separate WC.

externally tothe front the newly laid gravel driveway is framed by a neatly curved brick-edged border and provides parking for multiple vehicles, together with access to the generous tandem garage. to the rear the beatiful and thoughtfully landscaped garden is a particular highlight, combining a generous area of lawn with a patio, ideal for outdoor dining and entertaining. A pathway leads through to a delightful decked seating area, where the leafy backdrop creates a lovely spot to sit and enjoy the garden.

