



24 Lycett Road

York, YO24 1NB

Offers In Excess Of £635,000





**FIVE BEDROOMS - OVER 100ft REAR GARDEN - PRIME AREA.** An extended five bedroom semi-detached house in very good order throughout, ready to move into and situated within this highly sought after location just off Tadcaster Road and benefitting from nearby shops, schools and amenities. The bright and spacious living accommodation briefly comprises entrance hallway, dining room with bay window to front, 19' lounge, kitchen, garden room with French doors, ground floor shower room, first floor landing, five bedrooms (four doubles and one generous single/study) and two separate three-piece shower rooms. To the outside is a front garden with brick boundary wall, driveway providing ample off street parking with potential for electric car charging and leading to an attached single garage/store whilst to the rear is a long enclosed garden with mature trees and woodland area, lawn and paved patio. The property also benefits from modern central heating and rear solar panels. An internal viewing is highly recommended.

**Entrance Hallway**

Composite entrance door, double panelled radiator, power points, carpeted stairs to first floor

**WC/Shower Room**

Walk-in shower cubicle, low level WC, wash hand basin, tiled flooring, towel radiator, recessed spotlights, window to side

**Dining Room**

uPVC bay window to front, double panelled radiator, carpeted flooring, power points

**Lounge**

Fire with surround, two double panelled radiators, carpeted flooring, TV and power points, glazed door to rear

**Kitchen**

uPVC window to rear, fitted wall and base units with countertop, one and half stainless steel sink and draining board with mixer tap, gas hob, eye level double oven, space and plumbing for appliances, double panelled radiator, luxury vinyl tiling, recessed spotlights, power points







### **Garden Room**

uPVC French doors and windows to rear, double panelled radiator, engineered oak wood flooring, recessed spotlights, power points, door to integral garage

### **First Floor Landing**

Carpeted flooring, loft access, power points

### **Bedroom 1**

uPVC bay window to front, fitted wardrobes, double panelled radiator, carpeted flooring, power points

### **Bedroom 2**

uPVC window to rear, double panelled radiator, carpeted flooring, power points

### **Bedroom 3**

uPVC window to front, double panelled radiator, carpeted flooring, power points

### **Bedroom 4**

uPVC window to rear, carpeted flooring, power points

### **Shower Room**

Large walk-in mains fed shower enclosure, opaque window to rear, low level WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan, tiled walls and tiled flooring

### **Jack and Jill Shower Room**

Accessed for Bedroom 3 and 4, opaque window to side, low level WC, wash hand basin, shower enclosure, recessed spotlights, extractor fan, vinyl flooring

### **Bedroom 5/Study**

uPVC window to rear, double panelled radiator, carpeted flooring, power points

### **Outside**

Front driveway with small landscaped area, off street parking, rear garden with paved courtyard area, outside tap, timber storage shed, lawn, timber fence boundary and woodland garden

### **Garage**

Integral with power and lighting, electric up and over door, plumbing for appliances, storage cupboard

### **Note:**

Vendor advises the occupant savings for the solar panels are between £2000 & £2500, tax free.

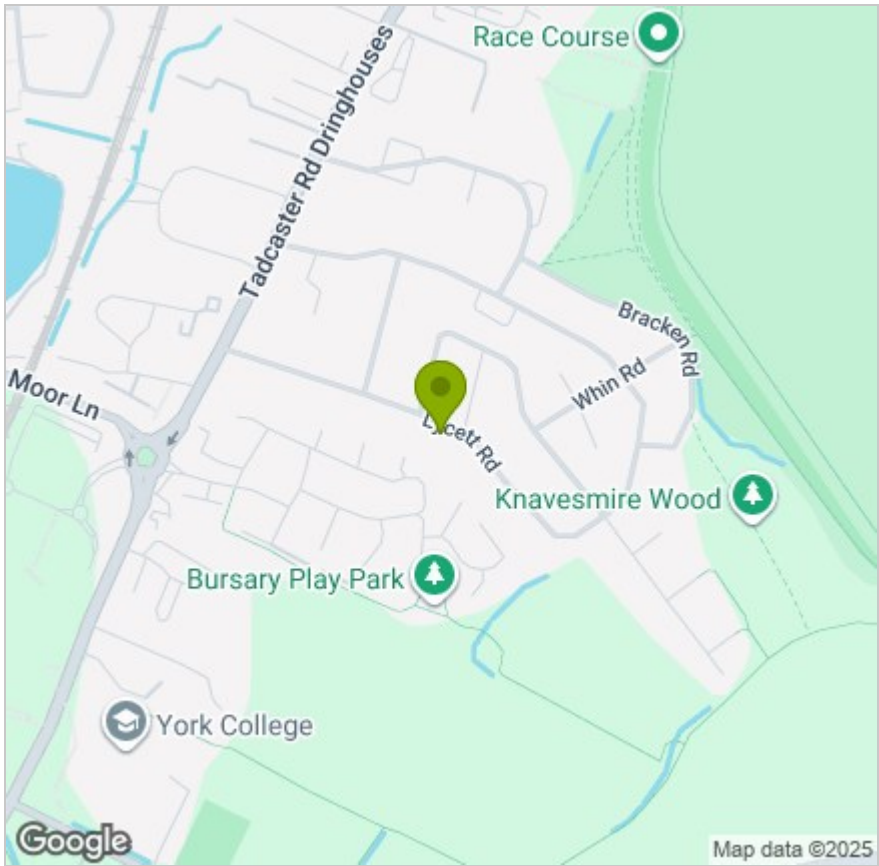




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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