



## Lister Way, York, YO30 6NL

- Three Bedroom Semi-Detached Home
- Multiple Vehicle Parking
- Spacious Living/Dining Room
- Generous Plot
- Detached Garage
- Council Tax Band C

**Offers Over £375,000**



# Lister Way, York, YO30 6NL

## DESCRIPTION

A spacious three bedroom semi-detached home set on a particularly generous plot in this popular residential area, offering extensive off-street parking, a detached garage and impressive south-facing garden.

The property is approached via a substantial driveway providing parking for multiple vehicles and leading to both the house and garage. Internally, the accommodation begins with an entrance porch and hallway, opening into a large dual-aspect living/dining room which spans the depth of the home and offers excellent space for relaxation and dining. The kitchen was newly installed in 2025, featuring modern units and work surfaces, with a separate utility room beyond providing additional storage, appliance space and access to the rear garden.

To the first floor are three bedrooms, including two well-proportioned doubles and a further single bedroom, served by the house bathroom.

Externally, the plot is a standout feature. The front offers a large driveway, while the generous south-facing rear garden includes lawned areas, patio seating, mature hedging and planting, creating a good degree of privacy. A detached garage adds further practicality and storage options.

Lister Way is well placed for access to York city centre, local amenities, schools and transport links, making this an excellent opportunity for buyers seeking a spacious home with superb outdoor space.



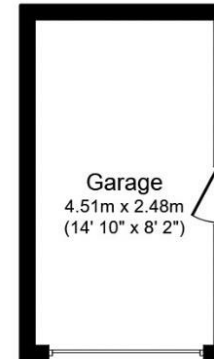




**Ground Floor**



**First Floor**



**Garage**

Total floor area 101.6 m<sup>2</sup> (1,093 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

### Viewings

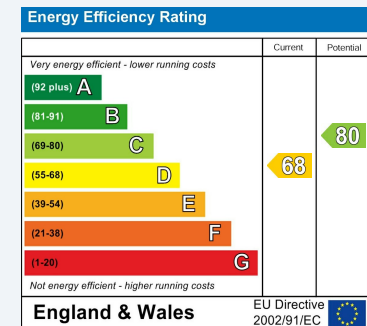
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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