

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



**The Green**

Acomb, Acomb, YO26 5LL

Asking Price £419,950





## The Green

Acomb, Acomb, YO26 5LL

STYLE - Beautifully Styled Period Terraced Home

HIGHLIGHTS - Sympathetically Updated (See Agents Note), Any Lucky Buyer can Simply Move Their Furniture in and Call it HOME!

THREE WORDS - Character. Perfect. Lifestyle.

### CHARMING PERIOD COTTAGE WITH MODERN FLAIR

Nestled in the heart of Acomb, Robin Cottage is a beautifully styled period property that perfectly marries historical charm with contemporary comforts. Overlooking the picturesque Acomb Green, this delightful terraced home, believed to date back to 1860, offers a unique blend of character and modernity, making it an ideal sanctuary for those seeking a tranquil yet convenient lifestyle.

As you approach the property, you are greeted by a driveway with enough space for two cars and a well-maintained, enclosed garden, complete with a stone flagged pathway leading to a pretty Indian sandstone paved terrace ideal for early evening drinks. The property enjoys a well set back position, providing ample off-street parking and a sense of privacy, all while being within easy reach of local amenities and the vibrant city of York.

### STEP INSIDE

Step inside through the entrance porch into the inviting sitting room, where natural light floods through a generous window. This room exudes character, featuring exposed beams, useful storage cupboards, and a captivating open fireplace with a brick surround and timber mantle, creating a warm and welcoming atmosphere.

The internal hallway guides you to the heart of the home—the breakfast kitchen. This well-appointed space boasts a range of fitted units with laminate preparation surfaces, an integrated electric oven, a four-ring gas hob, and a handy dishwasher. With two ceiling Velux windows, the kitchen is bathed in light, offering a delightful setting for family meals. An understairs storage cupboard and access door to the rear courtyard add practicality to this charming space.







## UPSTAIRS

Ascend the turn staircase to discover a spacious double bedroom with timber beams and stunning views over The Green. The first floor also houses a family bathroom with a three-piece suite, including a bath with a shower over, a handwash basin, and a heated towel rail.

A further staircase leads to the second floor, where two additional well-proportioned bedrooms await, offering flexibility for family living or guest accommodation.

## OUTSIDE

To the rear, an enclosed, low-maintenance courtyard with laid flagstones provides a perfect spot for alfresco dining or relaxing with a book. With an external light and water tap, this outdoor space is both practical and inviting.

## AGENTS NOTE - WORKS CARRIED OUT

Fully reroofed front and back - summer 2024 with 10 year guarantee.

Flat roof above the kitchen has been redone 2023 - including complete repairs to the flashing and wood around the velux windows on the flat roof. With Guarantee.

Garden landscaped into bed and butterfly herb garden with cottage garden planting

New Indian sandstone patio laid in front of house

New garden shed at rear

Interior redecorated throughout

New fitted washing machine (Jan 2024)

New fitted dishwasher, approx 18 months ago

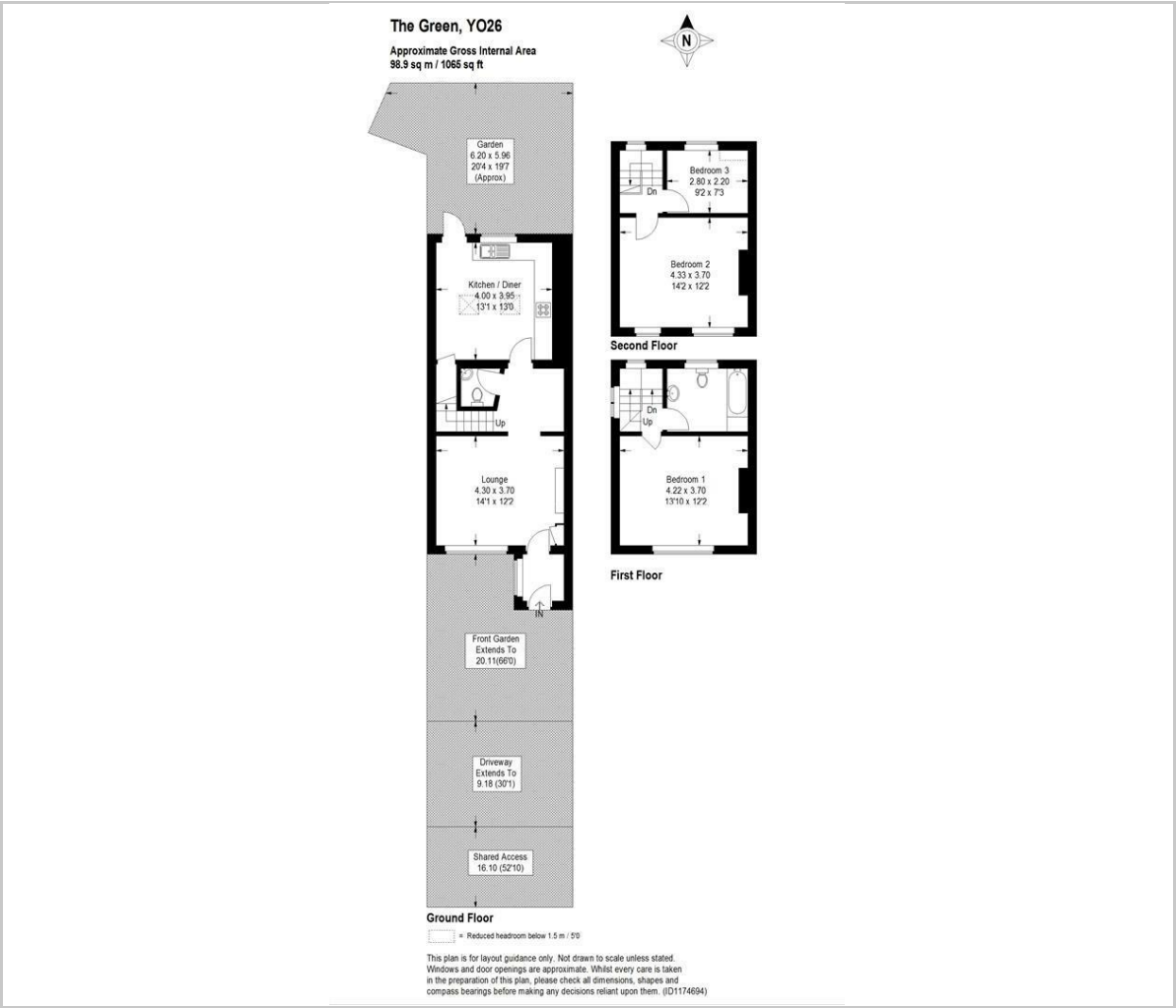
## SERVICES

Gas Central Heating, Extensive UPVC Double Glazing





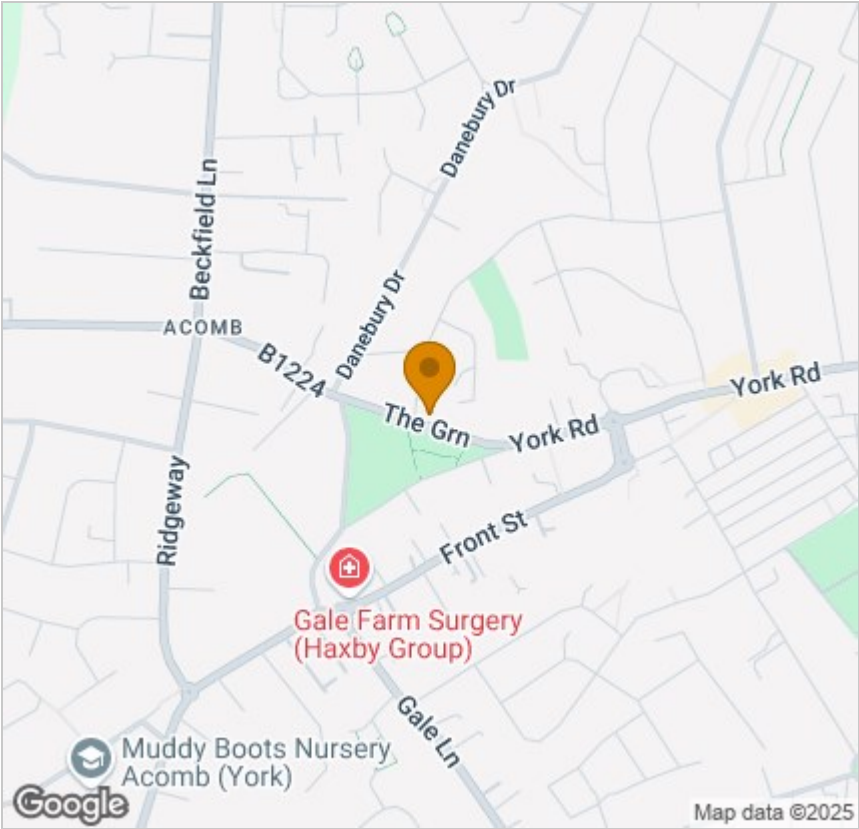
Floor Plan



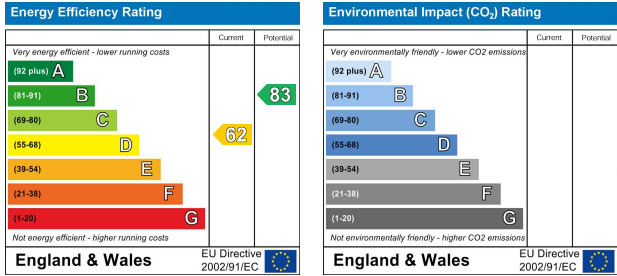
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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