



64, The Green, York, YO26 5LR

Guide price £750,000



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PRIME

RESIDENTIAL



64 The Green

AN ELEGANT DETACHED HOME IN ONE OF YORK'S MOST DESIRABLE SETTINGS

Impressive period home of almost 2,000 square feet with delightful private gardens, ideally situated just off Acomb Green.

Accommodation comprises:-

Entrance hall, office, snug/playroom, kitchen/breakfast room, utility, sitting room, dining room, 4 double bedrooms, 2 with en suite facilities and family bathroom

Mature gardens and private off street parking

DESCRIPTION

Occupying a prime position between Acomb Green and the cricket club, this substantial detached property offers the perfect balance of period character and modern family living. With almost 2,000 sq ft of accommodation, the home provides generous proportions, versatile spaces and a warm, welcoming feel throughout.

The property is of near perfect proportions with large elegant rooms, high ceilings and impressive sash windows. The ground floor offers a series of flexible reception rooms, ideal for both relaxed family life and entertaining on a larger scale. The kitchen forms the heart of the home, opening out to the garden — perfect for summer dining and gatherings with an adjoining snug/playroom.

The first floor hosts four bright and airy bedrooms, 2 with en-suite facilities, and a family bathroom. The large windows flood the rooms with natural light, while offering leafy views towards the Green and cricket field.

The property enjoys a mature rear garden, thoughtfully landscaped with lawn, established borders, fruit trees and a private terrace. To the front, the property is set back from the quiet road behind iron railings with private parking to the side.

The house is ideally situated just off Acomb Green, a conservation area with a village-like atmosphere. It offers a wealth of local amenities, schools and shops, while being just a short journey into York city centre (1.8 miles) and its mainline railway station. Access to the ring road and A64 for travel further afield is also close by.

- **Elegant detached family home of almost 2,000 square feet**
- **4 large bedrooms, 2 with en suites and a family bathroom**
- **3 generous reception rooms and a home office**
- **Delightful kitchen family room leading to garden**
- **Versatile and generous accommodation over 2 floors**
- **Ideal family home with beautiful mature gardens**
- **Private parking**
- **Prime position with views towards the green and the cricket club**
- **Exceptional local amenities**
- **Excellent links to the railway station, York city centre and the wider road network**

Freehold



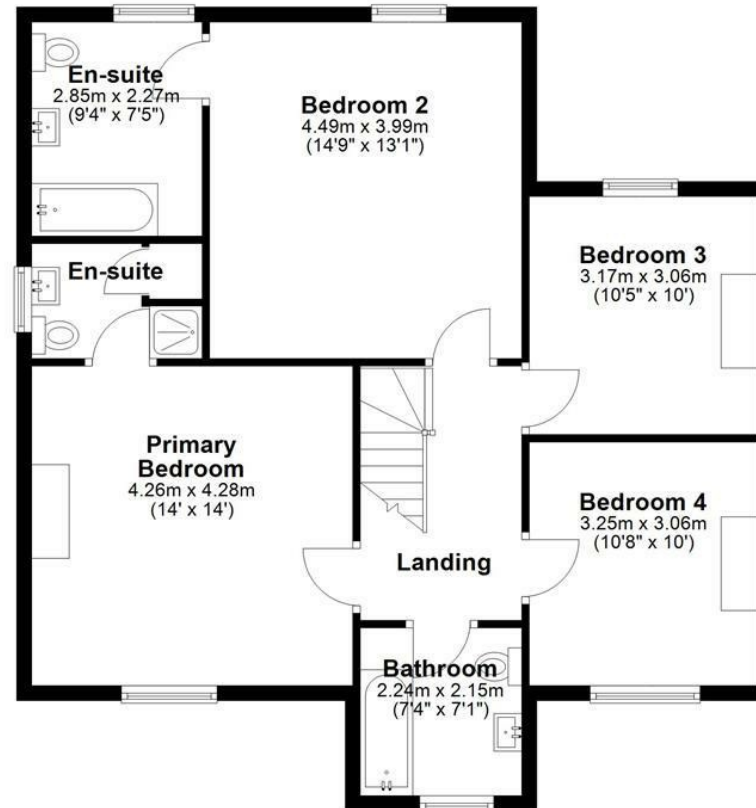
Ground Floor

Approx. 101.9 sq. metres (1096.6 sq. feet)



First Floor

Approx. 80.7 sq. metres (869.0 sq. feet)



Total area: approx. 182.6 sq. metres (1965.6 sq. feet)

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

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