

## The Green, Acomb, York, YO26 5LR

- Open Plan Living
- Recently Renovated
- Overlooking Acomb Green
- Allocated Off Street Parking
- Great Access To Local Amenities
- Council Tax Band C

**Asking Price £340,000**





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## DESCRIPTION

This two-bedroom semi-detached house enjoys a prime position directly overlooking The Green - a rare and appealing feature that sets it apart. The view offers a peaceful, open outlook that brings a sense of space and calm to everyday life, with greenery right outside your front door.

Acomb is a well-established area with a strong sense of community. Its mix of residential streets and green spaces makes it a popular choice for those seeking a quieter setting while still being close to the city. The Green itself is a focal point of the neighbourhood, offering a pleasant place to walk, relax, or simply enjoy the changing seasons.

Shops, schools, and pubs are all within easy walking distance, making daily routines simple and convenient. Public transport links are reliable, and road connections provide straightforward access to York city centre and beyond.

Inside, the property has been extended to create a spacious open-plan kitchen, dining, and living area. Bifold doors at the rear open onto the garden, allowing natural light to fill the space and creating a smooth flow between indoors and out. The layout supports both everyday living and entertaining, with a clean, modern finish throughout.

Outside, the rear garden offers a private space for relaxing or dining, while the front of the house enjoys uninterrupted views across The Green. This outlook adds a unique charm to the home, making it a standout option for anyone looking to settle in York.











Total floor area 89.3 sq.m. (961 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 [www.focalagent.com](http://www.focalagent.com)

### Viewings

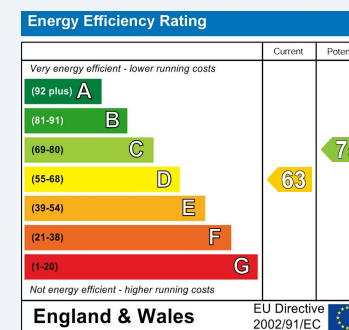
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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