



Grange Lane, York £285,000

Modern three bedroom semi detached property situated within the popular York area of Acomb, close to local amenities and boasting great road and bus links to the city centre and further afield. Offered for sale with vacant possession and no onward chain and early viewing is strongly advised.



A garden path leads through the walled front garden to a composite front door which opens into a small entrance porch with ground floor wc. This in turn opens into a well proportioned inner living room with large uPVC double glazed window to the front elevation, useful under stairs storage and stairs leading to the first floor. To the rear elevation of the property can be found a modern dining kitchen, boasting a range of wall and base units, stainless steel sink with mixer tap and drainer, as well as an oven with electric hob. The kitchen also benefits from ample space for further appliances and a family dining table and chairs.

To the first floor are three bedrooms and a house bathroom. Bedrooms one and two are both well proportioned double rooms with built in wardrobes, with bedroom three, a smaller single room to the rear elevation. The house completes the first floor accommodation and briefly comprises a panelled bath with shower over, pedestal wash basin, low flush wc and heated towel rail.

To the outside the property boasts a walled front garden which is mainly astroturfed and pleasant sized rear garden, half of which is currently used as a driveway to give off street parking for two cars. There are also two useful outside storage spaces.

Crucially this property is being offered for sale with vacant possession and no onward chain.

Property Information

Tenure: Freehold

Services/Utilities: All mains services are connected. Solar panels fitted.

Broadband Coverage: Up to 1000 Mbps download speed*

EPC Rating: B - 61

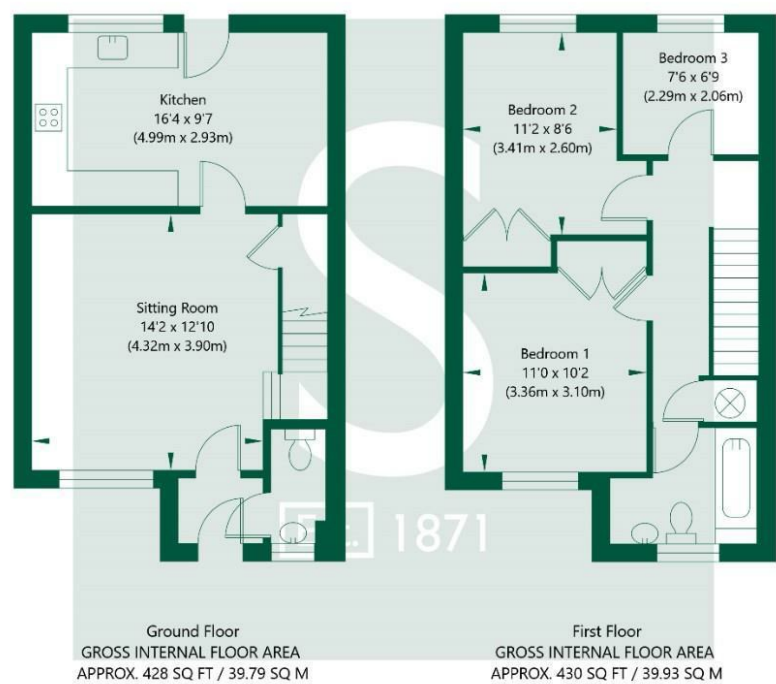
Council Tax: C - City of York

Current Planning Permission: No current planning permissions

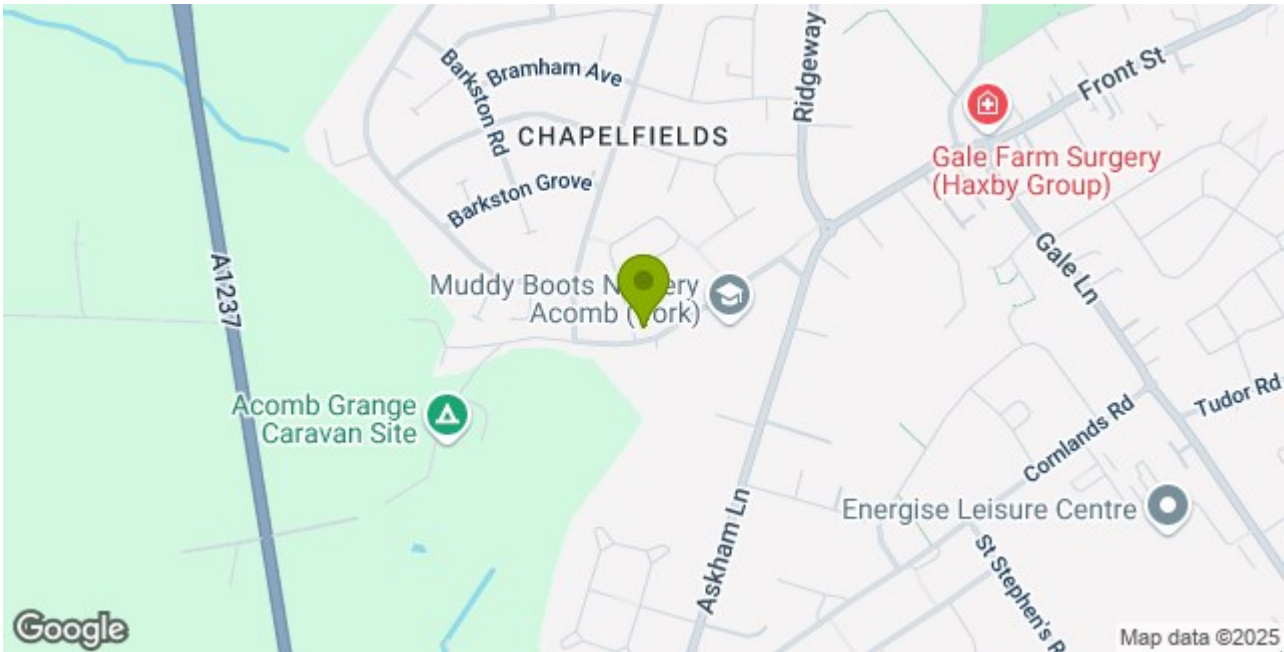
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Grange Lane, York, YO26 5DR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 858 SQ FT / 79.72 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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