



11 Acomb Road

York, YO24 4EN

Guide Price £750,000



A SUBSTANTIAL PERIOD PROPERTY SET ON A LARGE PLOT. A fantastic renovation opportunity to restore this grand, Grade II listed house to its former glory. Built circa 1820 and offering sizable living spaces Churchills invite interested buyers to view this charming double bay fronted property. Located on Acomb Road and therefore convenient for York city centre and the railway station plus benefitting from popular nearby schools and amenities in Holgate, Acomb and Bishopthorpe Road. Although in need of updating throughout the capacity to create one of York's finest homes is apparent. Totalling four levels, mostly to two main floors, it comprises entrance hallway, 18' sitting room, lounge with bay window, garden room, kitchen, dining room, rear hallway, WC, staircase down to a two room cellar, first floor galleried landing, four good size bedrooms, house bathroom, shower room, separate WC and second floor bedroom. To the outside is a front forecourt with railings, side courtyard with timber lean-to, brick car garage, separate workshop and an extensive garden in need of landscaping. The property also has rear vehicle access and off street parking. Viewings are strictly by appointment only.



### Entrance Hallway

Entrance door, picture rail, dado rail, single panelled radiator, power points, stairs to first floor. Carpet.

### Sitting Room

Bay window to front, double doors to side, coving, picture rail, power points. Carpet.

### Lounge

Bay window to front, sliding doors to garden room, open fire with surround picture rail, two radiators, power points. Carpet.

### Garden Room

Bay window to rear, period fireplace, two radiator, power points. Carpet.

### Kitchen

Window to rear, shaker base units and counter top with Belfast sink, space and plumbing for appliances, power points. Tiled flooring.





### **Dining Room**

Window to side, wood panelling, open fire, radiator, power points. Quarry tiling.

### **Rear Hallway/WC**

Door to rear garden, low level WC. Tiled flooring.

### **Cellar**

Power and lighting with window to front.

### **First Floor Landing**

Window to rear, dado rail, stairs to second floor, two radiators, power points. Carpet.

### **Bedroom 1**

Slide sash windows to front and side, picture rail, radiator, power points. Carpet.

### **Bedroom 2**

Slide sash window to front, storage cupboard, radiator, power points. Carpet.

### **Bedroom 3**

Slide sash window to rear, storage cupboards, radiator, power points. Carpet.

### **Bedroom 4**

Slide sash window to side, picture rail, radiator, power points. Carpet.

### **House Bathroom**

Window to rear, panelled bath, pedestal wash hand basin, low level WC, period fireplace, radiator. Carpet.

### **Shower Room**

Window to rear, shower enclosure, radiator. Carpet.

### **Second Floor Landing**

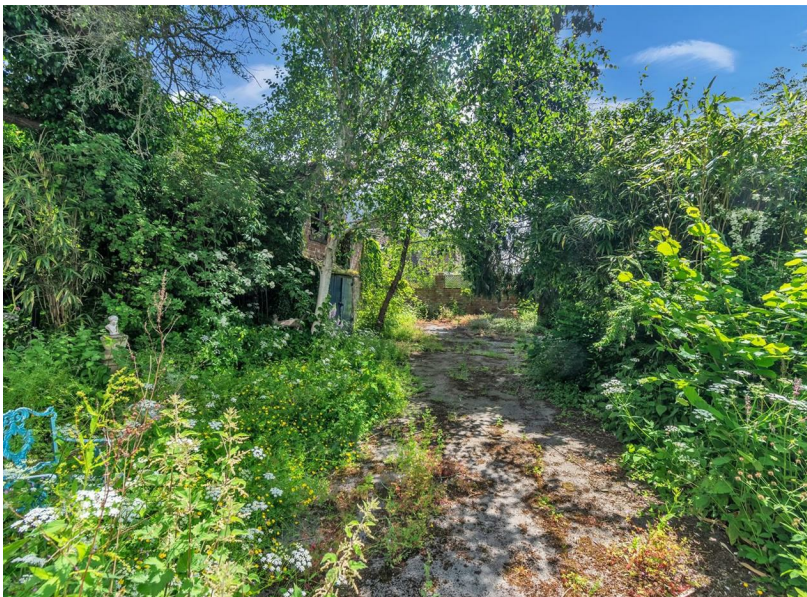
Doors to;

### **Bedroom 5**

Window to rear, eaves storage, power points. Exposed timber floorboards.

### **Outside**

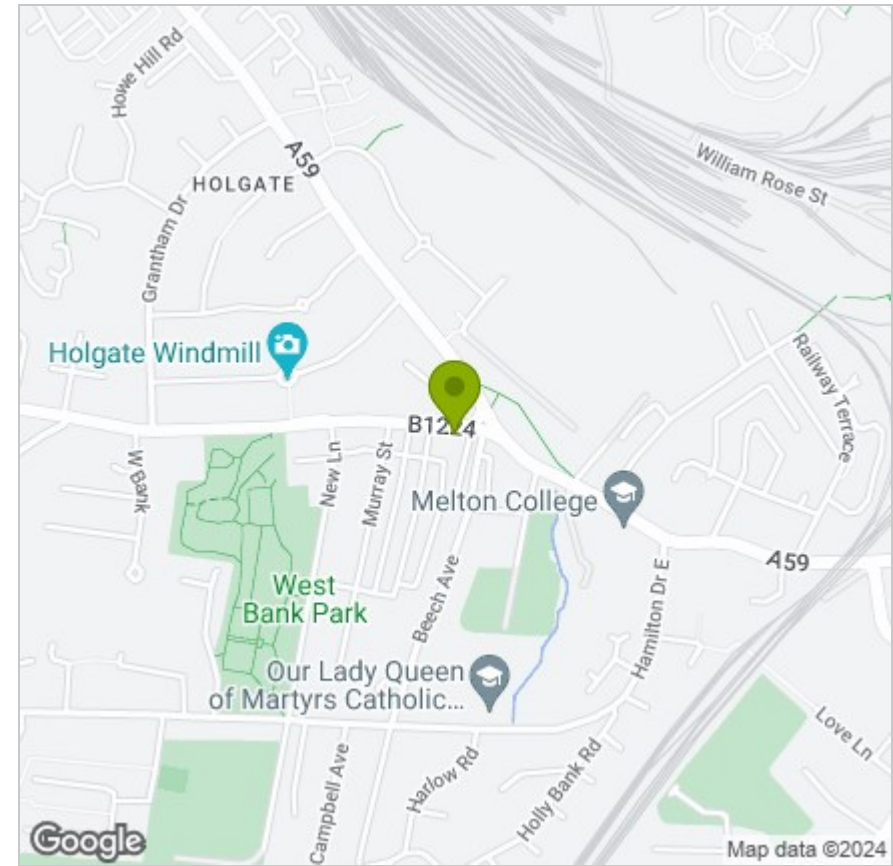
Front forecourt with original railings. Side garden with brick boundary wall and gate to front. Extensive gardens with two storey brick built garage with power and lighting, work shop, electric gates, off street parking with rear access and brick and fence boundary.



## FLOOR PLAN



## LOCATION



## EPC

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