



28 Sitwell Grove,
York, North Yorkshire YO26 5JG

Guide Price £379,950


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PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fabulous three bedroom dormer bungalow, situated in a very quiet cul-de-sac, just to the south/west of York in Acomb, with easy access to the outer ring road and York City Centre. Also with local shops, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. This lovely property has been updated by the current owner, creating a fabulous home, with charming features throughout. Boasting an extended sitting room in the heart of the house with a vaulted ceiling, this property will be very popular with a multitude of buyers including singles, professional couples and those looking to retire in their forever home. The ground floor accommodation comprises; Entrance hall from the front, with an arched window over the stairwell, letting in lots of natural light and doors leading to the reception rooms. To the right, we find the living room, with a feature fireplace, then to the left the principle bedroom with, both fitted wardrobes and a contemporary Jack and Jill En-suite. To the rear is a fabulous extended sitting room, where two rooms have been connected, creating a fabulous living space with French doors leading to the garden, plus sliding doors leading to the conservatory. Then forward from the hallway, into the kitchen with a range of cottage style fitted units, with some integral appliances and a door leading to the garden, completing the ground floor. From the spacious galleried landing, doors lead to two bedrooms and a bathroom. Externally to the front, we find a block paved driveway, providing ample off street parking and a side passage way leading to the detached garage, perfect for a car/cycle enthusiast or workshop. Whilst to the rear of the property, we find a lovely lawned and fenced garden with a paved patio area, just right for outside entertaining. In summary, this lovely home in the very popular "Acomb" area, provides an exceptional opportunity to secure a property that is full of charm and character. With easy access to very popular local schools and road links. Sold with no onward chain! An early viewing is highly recommended not to miss out on this fantastic family home.

Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front upvc entrance door leading to the hallway, ceiling coving, dado rail, understairs storage and radiator*. Stairs to the first floor. Doors leading to...

Living Room

15' 0" x 11' 0" (4.57m x 3.35m) Into bay Double glazed bay windows to front aspect, feature fireplace with wooden Adams stye surround, tiled hearth and inset gas fire*, ceiling coving, tv point* and radiator*.

Kitchen

11' 1" x 10' 5" (3.38m x 3.17m) A fitted kitchen with a range of wall and base units, with matching worktops over, incorporating a sink with mixer taps, integral appliances include an electric cooker*, 4 x gas hob*, extractor fan* and radiator*. Double glazed windows to side and rear aspects, down lighting, plumbing for a washing machine*, space for an upright fridge/freezer, plus a upvc door to the rear garden.

Bedroom 1

15' 0" x 11' 0" (4.57m x 3.35m) Into bay Double glazed bay windows to front aspect, ceiling coving, tv point* and radiator*. Door leading to...

En-suite

7' 0" x 6' 10" (2.13m x 2.08m) A three piece contemporary white suite, comprising; Corner shower cubicle with mains shower*, low level wc, and wash hand basin with mixer tap, set in a vanity base unit, extractor fan*, double glazed window to front aspect and heated rail*. Door leading to...

Dining area

10' 7" x 9' 0" (3.22m x 2.74m) Opening to the sitting room with a Tv point* and radiator*. Sliding doors leading to...

Sitting Room

14' 0" x 12' 0" (4.26m x 3.65m) Double glazed windows to side aspect, vaulted ceiling with a sky light, French doors to rear aspect and radiators*.

Conservatory

9' 2" x 8' 10" (2.79m x 2.69m) Double glazed conservatory with French doors leading to the garden.

First Floor Landing

Arched window to rear aspect and eve storage. Doors leading to...

Bedroom 2

10' 7" x 9' 2" (3.22m x 2.79m) Double glazed window to rear aspect and radiator*.

Bedroom 3

11' 10" x 5' 5" (3.60m x 1.65m) Double glazed window to side aspect and radiator*.

Bathroom

10' 0" x 9' 8" (3.05m x 2.94m) Three piece white suite, comprising; A panelled bath with mixer tap and mains shower*, low level wc, wash hand basin, sky lights, airing cupboard with wall mounted boiler* and heated towel rail*.



Outside

To the front of the property there is a walled and fenced block paved driveway, providing ample off street parking and side access, leading to the detached garage. To the rear of the property, we find lawned gardens and a paved patio area, perfect for simply relaxing on summer evenings and outside entertaining.

Garage

16' 2" x 9' 10" (4.92m x 2.99m)

Door to the front aspect, power and lighting. Side door leading to the garden.

Agents Note

EPC Rating C. Council tax band C.

Broadband supplier: Not currently connected but had Sky and Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.





Energy performance certificate (EPC)

28 Sitwell Grove
YORK
YO26 5JG

Energy rating

C

Valid until:

19 March 2033

Certificate number:

0140-2743-2075-2897-2575

Property type

Detached house

Total floor area

114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

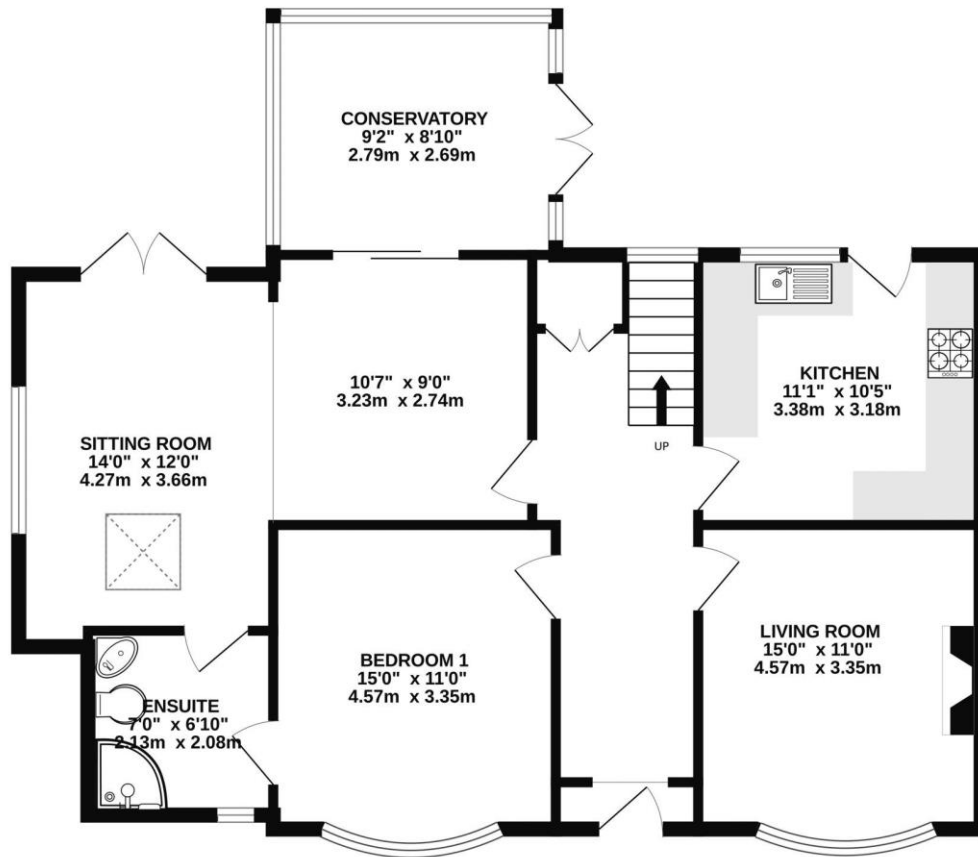
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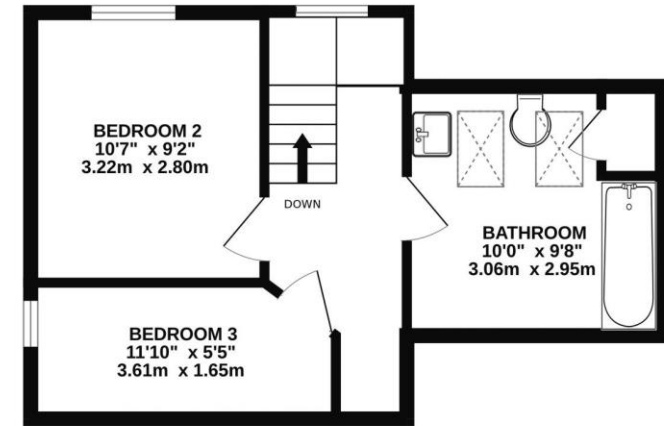
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**BISHOPS**
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GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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