



17 Grayshon Drive,  
York, North Yorkshire YO26 5RG

Offers in Excess of £450,000

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale, just a short distance out of the city of York, a fantastic and particularly immaculately presented, semi-detached family home. Offering the best in city suburb living, located in a quiet street just to the south/west of York in Acomb, well situated with easy access to the outer ring road and into the 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 superb property, spread over three floors, has been updated, refurbished and extended by the current owners, offering a balance of stylish features and sympathetic touches, in one of York's most popular locations. Ideal for a multitude of buyers including couples and families and those looking to retire, this property will be very popular. The ground floor accommodation comprises; Entrance hallway with a staircase to the first floor and oak flooring. Doors lead to the reception rooms, where we find to the front, the cosy bay fronted living room with a feature wood burning stove. Then to the rear a fabulous open plan living space, with a modern fitted kitchen and some integral appliances. Opening to the dining area and then further onwards, into the extended sitting room with a roof lantern, basking the room with natural light and patio doors leading to the garden. From the first floor landing, are three well proportioned bay fronted bedrooms, the principal with built in wardrobes and a four piece family bathroom. A further staircase leads us up to the superb converted attic space, complete with en-suite. Externally to the rear of the property, we find a sunny aspect garden laid to lawn, with paved patio areas, perfect for outside entertaining. Also to the front we find off street parking on a stone paved driveway leading to the side lean to, then passing onward, through to the detached garage, perfect for a cycle enthusiast or workshop. Please do arrange to view this excellent property as soon as possible, an early viewing is highly recommended, not to miss out on this charming quality 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

12' 2" x 7' 11" (3.71m x 2.41m)

Double glazed front entrance door to hallway, double glazed window to side aspect, ceiling coving, storage cupboard, wood floor and radiator\*. Stairs leading to the first floor. Doors leading to...

### Living Room

14' 5" x 12' 0" (4.39m x 3.65m) Into bay

Double glazed bay windows to front aspect, ceiling coving, feature wood burning stove\* tv point\* and radiator\*.

### Kitchen/Diner

20' 5" x 12' 0" (6.22m x 3.65m)

Fabulous open plan living area with a modern fitted kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, breakfast bar, inset drainer sink with mixer taps, integral appliances include electric oven\*, grill\*, 4 x gas hob\*, extractor hood\*, dishwasher\*, plumbing for a washing machine\*, wall mounted boiler\*, handy under stairs larder for extra storage, down lighting and radiator\*. Opening to the sitting room with radiators\*. Opening to....



### Sitting Room

11' 0" x 8' 9" (3.35m x 2.66m)

Double glazed sliding patio doors to rear aspect, windows to side, vaulted ceiling lantern and down lighting.

### First Floor Landing

Double glazed window to side aspect and stairs to the second floor. Doors leading to...

### Bedroom 1

14' 5" x 11' 11" (4.39m x 3.63m) Into bay

Double glazed bay windows to front aspect, built in wardrobes with sliding doors, ceiling coving and radiator\*.

### Bedroom 2

13' 7" x 11' 0" (4.14m x 3.35m) Into bay

Double glazed bay windows to rear aspect, built-in cupboards, ceiling coving and radiator\*.

### Bedroom 3

7' 11" x 6' 7" (2.41m x 2.01m)

Double glazed bay windows to front aspect, built-in cupboards, ceiling coving and radiator\*.



### Bathroom

9' 6" x 8' 10" (2.89m x 2.69m)

Modern white four piece suite comprising: Bath with mixer taps, shower cubicle with mains shower\*, pedestal wash hand basin with mixer tap, low level wc, extractor fan\*, double glazed windows to rear aspect, down lighting and heated towel rail\*.

### Second Floor Landing

Door leading to...

### Bedroom 4

14' 6" x 13' 2" (4.42m x 4.01m) At longest points

Converted attic space with double glazed windows to rear aspect, sky light to front aspect, eave storage and wall heater\*. Door leading to...

### En-suite

9' 0" x 4' 5" (2.74m x 1.35m)

Contemporary suite in white comprising: Shower cubicle with mains shower over\*, wash hand basin with mixer taps, low level wc, double glazed window and sky light to rear aspect and heated rail\*.



### Lean too

13' 9" x 5' 7" (4.19m x 1.70m)

Side storage. Door leading to both the front and garden.

### Garage

17' 1" x 9' 4" (5.20m x 2.84m)

Double doors to front, power, lighting and side door leading to the garden.

### Outside

To the front of the property there is a paved and walled garden area, providing off street parking. Passing through the side lean too, to the rear is a fabulous hedged and fenced garden, laid to lawn with paves patio areas, perfect for outside entertaining, shrub borders, garden shed and a garage with power and lighting.

### Agents Note

Epc rating C, Council tax band C.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





## Energy performance certificate (EPC)

17 Grayshon Drive YORK YO26 5RG	Energy rating <b>C</b>	Valid until:	6 September 2034
		Certificate number:	8234-2328-4400-0638-1226

Property type Semi-detached house

Total floor area 129 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).

### Energy rating and score

This property's energy rating is C. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		97 <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>	71 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8234-2328-4400-0638-1226>

1/5

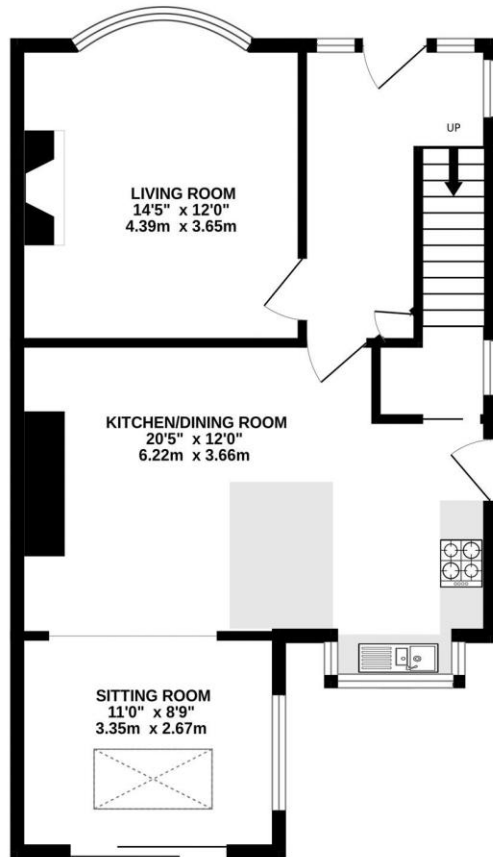
**Bishops Personal Agents**

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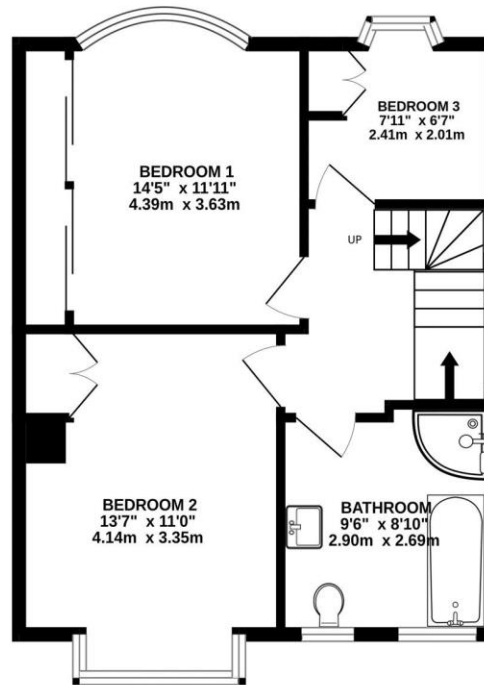
13 Grayshon Drive York North Yorkshire YO26 5RG  
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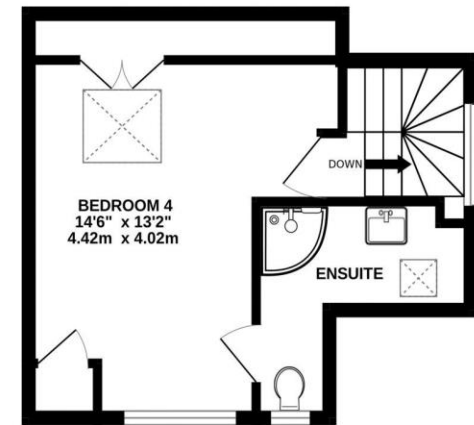
GROUND FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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