



96 Cranbrook Road,
York, North Yorkshire YO26 5JH

Guide Price £395,000


BISHOPS
PERSONAL AGENTS

Are you looking for an extended family home with substantial gardens in Acomb? Then this superb house will be just for you! Bishops Personal Agents offer for sale just a short distance out of the city of York, an excellent extended 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 Church of England School, and the Acomb shopping centre close at hand. This superb property, with a fabulous open plan, kitchen/living space, will be very popular with professional couples, families and those looking to retire. Another great thing about this house is that there is still further potential to add your own stamp and style, including converting the attic space. Benefiting from double glazing and central heating, this property briefly comprises; Entrance door, leading into the hallway with a staircase to the first floor. Doors leads us to the reception rooms, where we find to the front a spacious bay fronted living room, with a feature fireplace containing a wood burning stove, which in turn opens via French doors into an open plan living area, with ample space for a table and chairs, sofas and a fabulous kitchen with a central island, incorporating a range of modern fitted units, with some integral appliances. We also find French doors leading to the garden. A down stairs contemporary shower room and utility complete the ground floor. From the first floor landing are three well proportioned bedrooms and a modern bathroom. Externally to the front we find a garden area and driveway, providing ample off street parking. Gated side access leads to the rear, where we find a detached garage, perfect for a car/cycle enthusiast or workshop. The lawned gardens are of an excellent size, the house, benefiting from the corner plot and are just right for outside entertaining. And for the green fingered buyers who like pottering, we find perennials and flowering plants, plus a garden pond. Sold with no onward chain! Please do view this excellent property as soon as possible, not to miss out!

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 entrance door and windows to the hallway, ceiling coving and radiator*. Stairs leading to the first floor. Door leading to...

Living Room

15' 3" x 12' 1" (4.64m x 3.68m) Into bay
Double glazed bay windows to front aspect, feature stone fireplace with inset wood burning stove*, ceiling coving, tv and internet points* and radiator*. French doors opening to...

Kitchen/Diner

18' 10" x 18' 4" (5.74m x 5.58m) At longest points
Fabulous open plan living area, fitted kitchen with a modern range of wall and base units with matching work surface over, incorporating a sink and drainer with mixer taps, integral appliances include Neff electric oven* and grill*, central island with an induction hob*, with a ceiling extractor hood over*, space for a fridge/freezer and dishwasher*. Double glazed windows to rear aspect, down lighting and radiator*. Double glazed French doors leading to the garden. Doors leading to...



Utility room

10' 5" x 5' 5" (3.17m x 1.65m)
Handy utility with wall and floor units, wall mounted boiler*, round steel sink with mixer taps, plumbing for a washing machine, double glazed window to rear aspect and door leading to the garden. Door leading to...

Shower Room

6' 8" x 5' 4" (2.03m x 1.62m)
Contemporary suite in white comprising; Walk in shower cubicle with mains shower*, wash hand basin with mixer taps, low level wc, double glazed windows to side aspect, down lighting and heated rail*.

First Floor Landing

Double glazed window to side aspect, access hatch to the loft. Doors leading to...

Bedroom 1

14' 7" x 11' 1" (4.44m x 3.38m) Into bay
Double glazed bay windows to front aspect, ceiling coving, built in wardrobes with sliding doors, tv point* and radiators*.



Bedroom 2

11' 0" x 10' 11" (3.35m x 3.32m)
Double glazed windows to rear aspect, ceiling coving and radiator*.

Bedroom 3

7' 7" x 7' 0" (2.31m x 2.13m)
Double glazed windows to front aspect and radiator*.

Bathroom

8' 4" x 7' 3" (2.54m x 2.21m)
White three piece suite comprising; Bath with mixer tap and shower head attachment*, pedestal wash hand basin, low level wc, double glazed windows to rear aspect and heated rail*.

Garage

27' 0" x 9' 7" (8.22m x 2.92m)
Up and over door, power, lighting and a door leading to the garden.



Outside

Externally to the front we find a garden area and driveway, providing ample off street parking. Gated side access leads to the rear, where we find a detached garage, perfect for a car/cycle enthusiast or workshop. The lawned gardens are of an excellent size, the house, benefiting from the corner plot and are just right for outside entertaining. And for the green fingered buyers who like pottering, we find perennials and flowering plants, plus a garden pond.

Agents Note

Epc rating TBA. Council tax band C.

Broadband supplier: Talk Talk.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





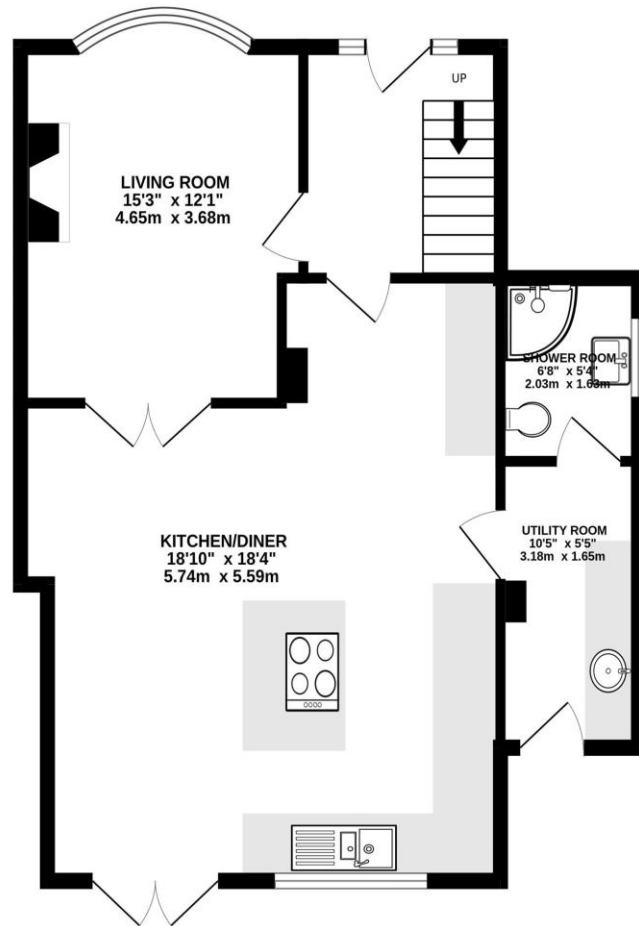
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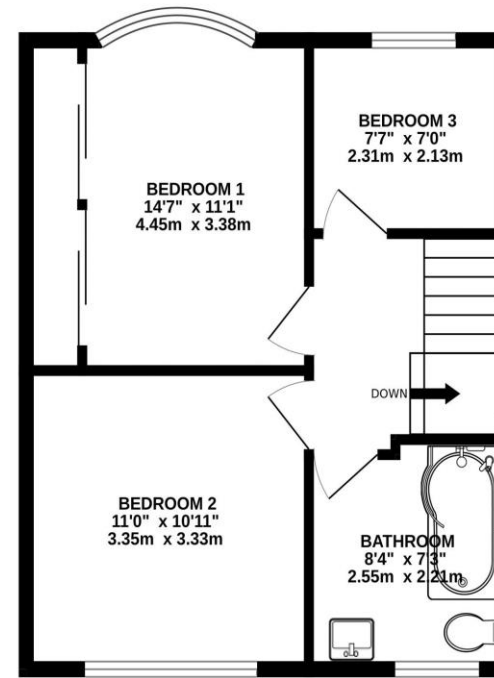
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GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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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