



75 Cranbrook Road,  
York, North Yorkshire YO26 5JQ

Guide Price £359,950

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale just a short distance out of the city of York, a fantastic opportunity to put your own stamp and style on a well presented and extended semi-detached family home on Cranbrook Road. Offering the best in city suburb living, located on the corner of 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 has lots of potential, including converting the attic space, in one of York's most popular locations. Ideal for a multitude of buyers including couples, families and those looking to retire, this property will be very popular. The ground floor accommodation comprises; Entrance porch and hallway with a staircase to the first floor. Doors lead to the reception rooms, where we find to the front the bay fronted living room, the focal point being the feature fireplace. To the rear a separate dining room with views of the garden. Onwards into the cottage style kitchen, with a range of white units and an inner lobby leading to the garage, perfect for a car/cycle enthusiast or a workshop, plus we also find a downstairs cloakroom and utility area, completing the ground floor. From the first floor landing are three well proportioned bedrooms, two with built in wardrobes, a family bathroom and separate cloakroom. Externally, to the front of the property, there are walled and fenced low maintenance garden areas and a gated driveway leading to the attached garage. To the rear is a well presented fenced garden, laid to lawn with a patio area, perfect for outside entertaining and shrub borders. Sold with no onward chain! Please do arrange to view as soon as possible, not to miss out on this excellent 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 entrance porch with upvc door and windows. Upvc door to the hallway, understairs storage and radiator\*. Stairs leading to the first floor. Doors leading to...

### Living Room

14' 2" x 12' 0" (4.31m x 3.65m) Into bay  
Double glazed bay windows to front aspect, feature fireplace with Adams style surround, marble hearth and inset electric fire\*, ceiling coving, dado rail, tv point\* and radiators\*.

### Dining Room

11' 6" x 10' 11" (3.50m x 3.32m)  
Double glazed windows to rear aspect, feature stonework and radiator\*.

### Kitchen

11' 4" x 8' 4" (3.45m x 2.54m)  
Cottage style fitted kitchen with a range of white wall and base units with matching work surface over, incorporating sink with mixer taps, integral appliances include an electric oven and grill\*, 4 x electric hob\*, extractor fan over\*, space for an upright fridge/freezer, cupboard with wall mounted boiler\*, double glazed windows to rear aspect and radiator\*.

### First Floor Landing

Double glazed window to side aspect, access hatch to the loft and radiator\*. Doors leading to...

### Bedroom 1

14' 7" x 11' 2" (4.44m x 3.40m) Into bay  
Double glazed bay windows to front aspect, built in wardrobes with sliding doors and radiator\*.

### Bedroom 2

11' 1" x 11' 0" (3.38m x 3.35m)  
Double glazed windows to rear aspect, built in wardrobes with sliding doors and radiator\*.

### Bedroom 3

7' 5" x 6' 11" (2.26m x 2.11m)  
Double glazed windows to front aspect and radiator\*.

### Bathroom

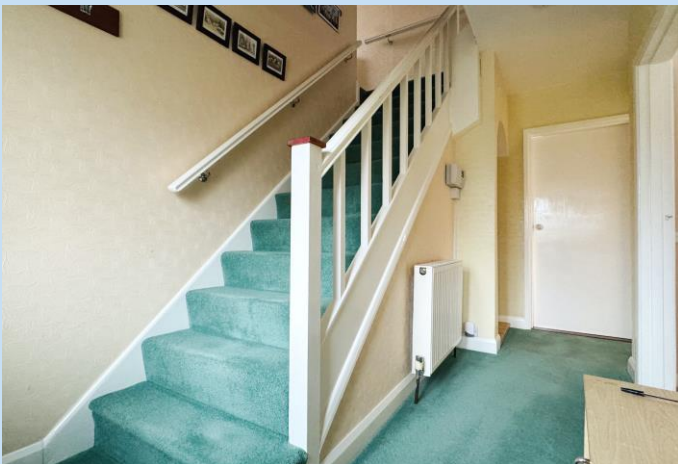
11' 4" x 8' 5" (3.45m x 2.56m)  
Four piece suite comprising; Bath, pedestal wash hand basin set in a vanity unit, walk in shower cubicle with manis shower\*, airing cupboard, double glazed windows to rear aspect and radiator\*.

### Cloakroom

Double glazed window to side aspect, sink set in a vanity unit, low level wc and radiator\*.

### Garage

19' 8" x 8' 1" (5.99m x 2.46m)  
Up and over garage door and a separate upvc door, power and lighting\*, plumbing for a washing machine\*, sink, double glazed windows and a upvc door leading to the rear garden.





### Cloakroom

6' 6" x 2' 5" (1.98m x 0.74m)

Double glazed window to front aspect, sink and low level wc.

### Outside

To the front of the property there are walled and fenced, low maintenance garden areas and a gated driveway leading to the attached garage. To the rear is a well presented fenced garden, laid to lawn with a patio area, perfect for outside entertaining and shrub borders.

### Agents Note

EPC Rating TBA. Council Tax Band C.

Broadband supplier: Virgin Media.

Broadband speed: Not currently connected.

Water supplier: Yorkshire Water and a water meter.

Gas supplier: EDF.

Electricity supplier: EDF.







# Energy performance certificate (EPC)

75 Cranbrook Road YORK YO26 5JQ	Energy rating <b>D</b>	Valid until: 29 January 2035
		Certificate number: 9300-2571-8420-2904-5435

Property type	Semi-detached house
Total floor area	100 square metres

## Rules on letting this property

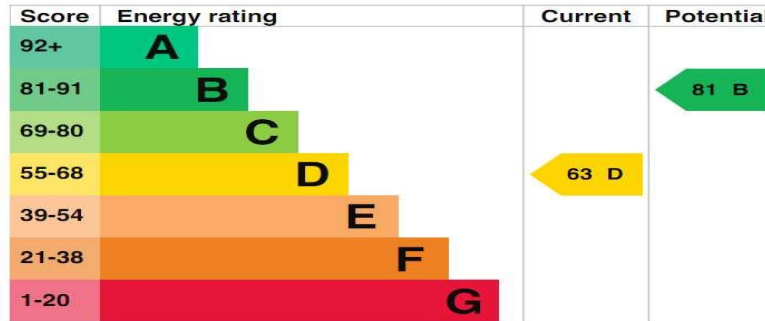
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

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



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/9300-2571-8420-2904-5435>

**Bishops Personal Agents**

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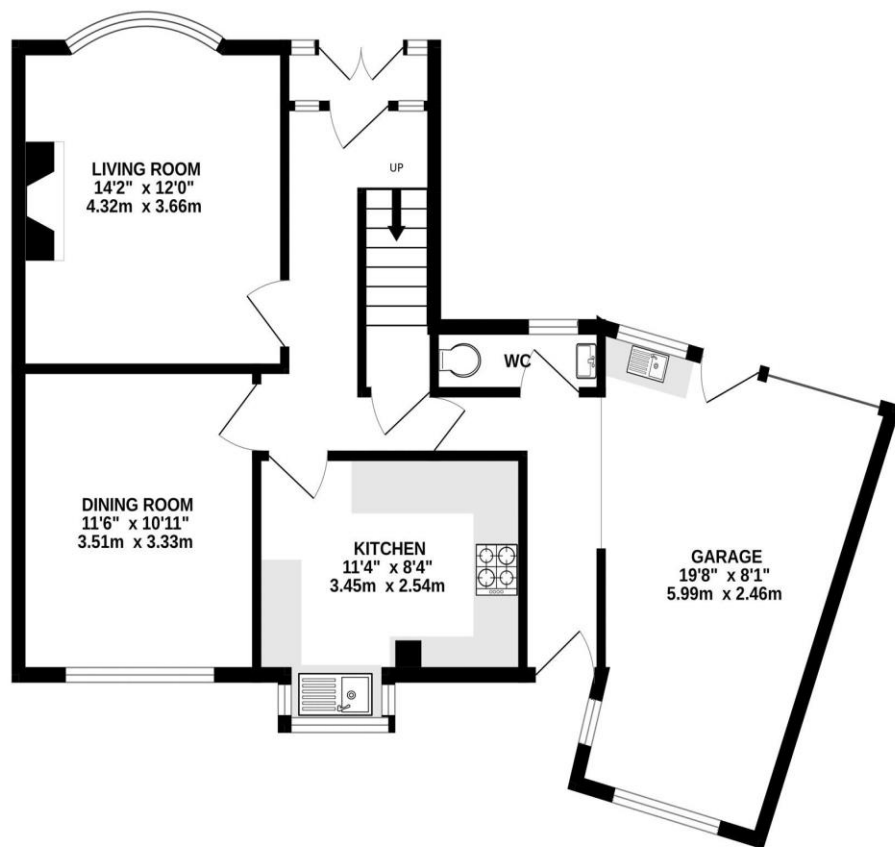
13 Grayshon Drive York North Yorkshire YO26 5RG

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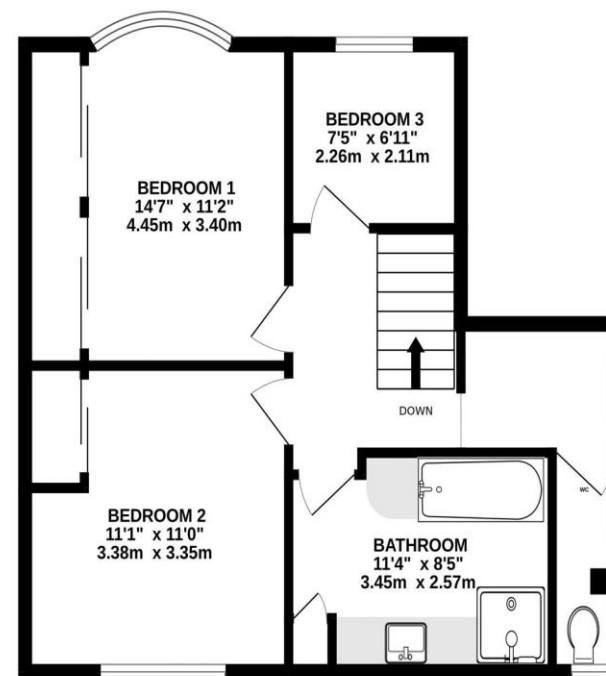
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GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.