



3 Melwood Grove,
York, North Yorkshire YO26 5RE

Guide Price £317,500


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fantastic opportunity to put your own stamp and style on a 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. Ideal for a multitude of buyers including singletons, couples and families, this property will be very popular. Another great thing about this house is that there is still further potential to extend or convert the attic space. The ground floor accommodation comprises; Entrance hallway with a staircase to the first floor. Doors lead to the reception rooms, where we find the front a living room with a feature fireplace and to the rear a dining room also with a further feature fireplace and built in cupboards. Onwards we find the quaint kitchen, a utility/lobby and a down stairs cloakroom completes the ground floor. From the first floor landing are three bedrooms, two with built in wardrobes and a bathroom. Externally to the rear of the property, we find a fenced and hedged garden, whilst to the front we find a walled garden area and off street parking on a driveway leading to the garage, ideal for car or cycle enthusiasts or as a workshop. Sold with no onward chain! Please do arrange to view this property as soon as possible, not to miss out on this charming 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 to hallway, double glazed window to side aspect, ceiling coving and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

14' 5" x 11' 4" (4.39m x 3.45m) Into bay Double glazed bay windows to front aspect, feature tiled fireplace with inset gas fire*, ceiling coving, picture rail, tv point* and radiator*.

Dining Room

17' 3" x 10' 2" (5.25m x 3.10m) Double glazed windows to rear aspect, feature wooden fireplace, with marble hearth, inset electric fire*. ceiling coving, alcove cupboards, understairs storage and radiator*.

Kitchen

8' 6" x 7' 1" (2.59m x 2.16m) Fitted kitchen with a range of wall and base units with matching work surface over, incorporating a sink with mixer taps, gas cooker*, plumbing for a washing machine*, double glazed windows to side aspect and wall mounted boiler*. Door leading to...



lobby/Utility room

5' 8" x 5' 5" (1.73m x 1.65m) Built in cupboards. Space for an upright fridge/freezer. Doors leading to...

Cloakroom

5' 3" x 2' 6" (1.60m x 0.76m) Double glazed window to side aspect, sink and a low level wc.

First Floor Landing

Double glazed window to side aspect. Doors leading to...

Bedroom 1

14' 5" x 11' 5" (4.39m x 3.48m) Into bay Double glazed bay windows to front aspect, built in wardrobes, ceiling coving and radiator*.

Bedroom 2

11' 2" x 10' 2" (3.40m x 3.10m) Double glazed windows to rear aspect, built in wardrobes, drawers, picture rail and radiator*.



Bedroom 3

6' 8" x 6' 1" (2.03m x 1.85m) Double glazed windows to front aspect, ceiling coving and radiator*.

Bathroom

6' 0" x 5' 10" (1.83m x 1.78m) Bathroom suite in white comprising: Bath with electric shower over, pedestal wash hand basin, low level wc, double glazed windows to rear aspect and radiator*.

Outside

To the front of the property there is a walled garden area and a driveway leading down the side of the property. To the rear is a hedged and fenced garden, laid to lawn with a paved patio area, perfect for outside entertaining, shrub borders, garden shed and a detached garage.

Garage

29' 3" x 10' 2" (8.91m x 3.10m) Double doors to the front and upvc doors and window to the side and rear.



Agents Note

The council tax is band C. The EPC rating D.

Broadband supplier: City Fibre.

Broadband speed: Not connected, empty house.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





Energy performance certificate (EPC)

3 Melwood Grove
YORK
YO26 5RE

Energy rating

D

Valid until:

18 May 2033

Certificate number:

0600-0757-0522-0296-3573

Property type

Semi-detached house

Total floor area

85 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>).

Bishops Personal Agents

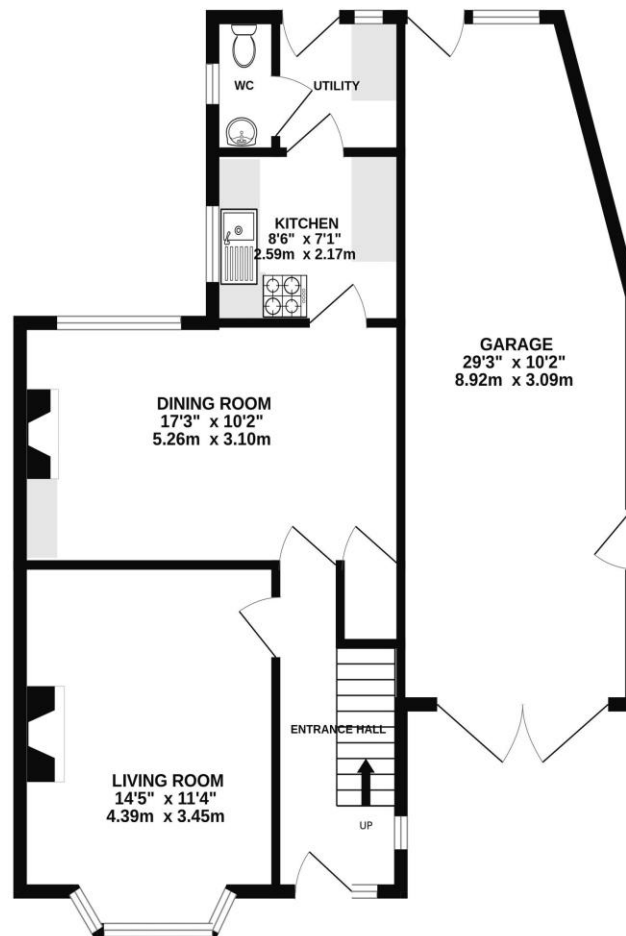
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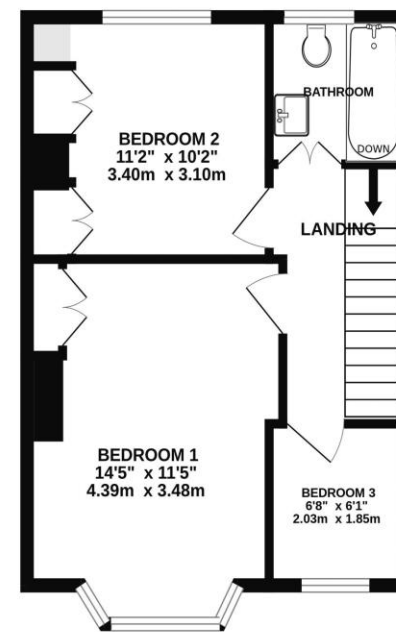
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GROUND FLOOR



1ST FLOOR



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