



87 Cranbrook Road,  
York, North Yorkshire YO26 5JQ

Guide Price £339,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale, just a short distance out of the city of York, a superbly 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 charming property has been extended, with a fabulous open plan kitchen/living space and will be very popular with singles, 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, by converting the attic space. Benefitting from double glazing and central heating, this property briefly comprises; Entrance front door, leading into the hallway with a staircase to the first floor. A door leads us to the reception rooms, where we find to the front a spacious bay fronted living room, which in turn opens into an open plan kitchen living area, with ample space for a table and chairs and a fitted grey kitchen with a range of integrated appliances. We also find French doors leading to the garden. From the first floor landing are three well proportioned bedrooms, the principal with built in wardrobes, a bathroom and a separate cloakroom. Externally to the front we find a walled garden and block paved driveway, providing ample off street parking leading the garage. To the rear we find the fenced garden, with a raised decking area, perfect for outside entertaining and shrub borders. An early viewing is a must, 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 Hallway

Front entrance door and windows to the hallway, understairs storage and radiator\*. Stairs leading to the first floor. Doors leading to...

### Living Room

17' 11" x 12' 1" (5.46m x 3.68m) Into bay Double glazed bay windows to front aspect, ceiling coving, tv, internet points\* and radiators\*. Door leading to...

### Kitchen/Breakfast Room

17' 7" x 17' 1" (5.36m x 5.20m) At longest points. Fabulous open plan living area, fitted kitchen with a modern range of grey wall and base units with matching work surface over, incorporating a sink and drainer with mixer taps, integral appliances include electric oven\* and grill\*, induction hob\*, dishwasher\*, fridge/freezer\* and plumbing for a washing machine\*. Double glazed windows to side and rear aspect, sky lights, down lighting and radiator\*. Double glazed French doors leading to the garden. Doors leading to the side...



### First Floor Landing

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

### Bedroom 1

14' 11" x 11' 4" (4.54m x 3.45m) Into bay Double glazed bay windows to front aspect, ceiling coving, 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 and radiator\*.

### Bedroom 3

7' 5" x 6' 4" (2.26m x 1.93m) Double glazed windows to front aspect, ceiling coving and radiator\*.

### Cloakroom

4' 6" x 2' 6" (1.37m x 0.76m) Double glazed window to side aspect, and low flush wc.



### Bathroom

7' 4" x 5' 6" (2.23m x 1.68m) White two piece suite comprising; Bath with mains shower\* over, sink set in a vanity unit with mixer tap, airing cupboard with wall mounted boiler\*, double glazed windows to rear aspect and heated rail\*.

### Outside

To the front of the property there is a walled and blocked paved driveway, providing off street parking, leading to the garage. To the rear is a fenced garden, laid to lawn, with a decking area, perfect for outside entertaining and shrub borders

### Garage

Up and over door, power and lighting\*.



### Agents Note

Epc rating C. Council tax band C.

Broadband supplier: Vodafone, full fibre broadband.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.

Electric car charger point\*.





## Energy performance certificate (EPC)

87, Cranbrook Road  
YORK  
YO26 5JQ

Energy rating

C

Valid until:

9 December 2028

Certificate number:

9088-2890-6326-9298-8181

Property type

Semi-detached house

Total floor area

93 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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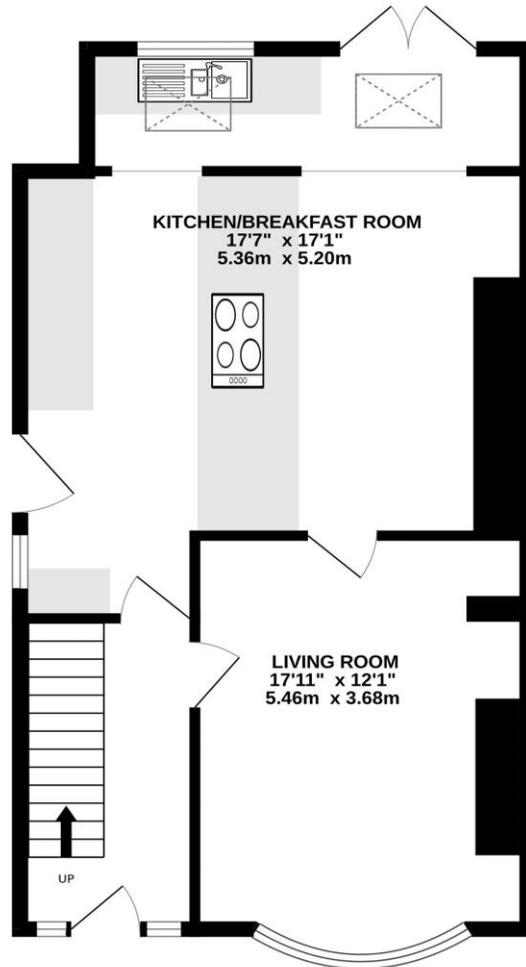
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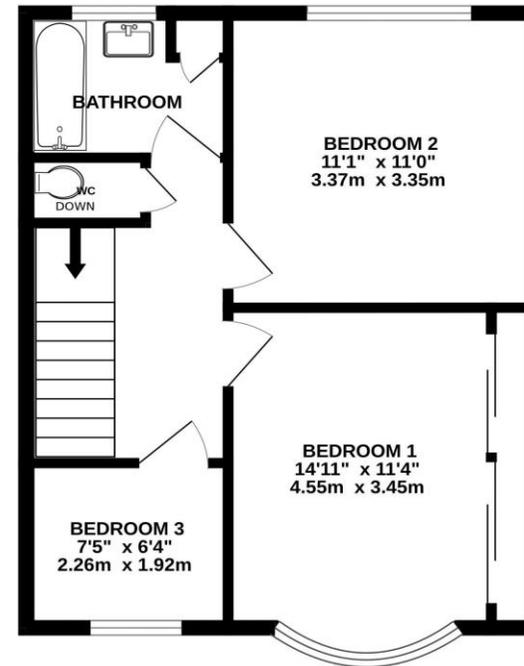
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GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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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