



7 Church Gate,
York, North Yorkshire YO26 5BW

Guide Price £399,950


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PERSONAL AGENTS

Bishops Personal Agents offer for sale this superb four bedroom detached home, offering the best in city suburb living, tucked away in a quiet cul-de-sac, 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 property will appeal to professional couples, commuters, families and those looking to retire. Also with the benefit of gas central heating and double glazing, the property in brief comprises; Entrance hallway with a storage cupboard, doors lead to the cloakroom, utility and to the front of the house is a kitchen with a range of modern fitted units and integral appliances. To the rear of the house we find the spacious open plan living room with a feature wood burning stove and dining area, opening to the conservatory with French doors leading out into the garden, which completes the ground floor. From the first floor landing there are four bedrooms, the principal with en-suite and a family bathroom. Outside we find ample off street parking to the front of the house leading to the garage. There is secure side gated access to the rear, where we find the garden with a paved patio area, plus a raised decking area, perfect for outside entertaining. In addition, there is also a garden shed. Easy access is found close by into York and afar via the local bus service. Please do arrange to view this property 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 door, storage cupboard and radiator*. Stairs to the first floor. Doors leading to...

Cloakroom

6' 4" x 3' 3" (1.93m x 0.99m)

Downstairs cloakroom with low level wc, wash hand basin with mixer tap, double glazed window to front aspect and radiator*.

Utility room

6' 3" x 5' 1" (1.90m x 1.55m)

Handy utility with plumbing for a washing machine, space for a dryer and radiator*. Door leading to the side...

Kitchen

13' 10" x 9' 7" (4.21m x 2.92m)

The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, sink with mixer taps, electric cooker* and grill*, 4 x gas hob with extractor hood* over, integral dishwasher*, fridge* and and freezer*, under unit lighting, double glazed windows to front aspect and radiator*.

Living Room

19' 7" x 16' 2" (5.96m x 4.92m)

Double glazed windows to rear aspect, feature wood burning stove*. tv, telephone points* and radiators*. French doors to...

Conservatory

12' 0" x 9' 4" (3.65m x 2.84m)

Double glazed conservatory with French doors leading to the garden.

First Floor Landing

Airing cupboard. Doors leading to...

Bedroom 1

13' 0" x 9' 1" (3.96m x 2.77m)

Double glazed windows to rear aspect, built in cupboards and radiator*. Door leading to...

En-suite

8' 9" x 4' 10" (2.66m x 1.47m)

White suite comprising; Shower cubical with mains shower over*, pedestal wash hand basin, low level wc and heated rail*.

Bedroom 2

9' 10" x 8' 9" (2.99m x 2.66m)

Double glazed windows to front aspect, built in wardrobe, tv point* and radiator*.

Bedroom 3

10' 6" x 9' 6" (3.20m x 2.89m)

Double glazed windows to rear aspect, tv point* and radiator*.

Bedroom 4

10' 6" x 6' 7" (3.20m x 2.01m)

Double glazed windows to front aspect and radiator*.

Bathroom

6' 11" x 6' 9" (2.11m x 2.06m)

White suite comprising: Bath with mixer taps and mains shower over*, pedestal wash hand basin, low level wc and radiator*.



Outside

To the front of the property is a driveway, providing ample off street parking leading to the garage. A low maintenance area to the front and side gated access. To the rear of the house is a fenced garden laid to lawn. There is also a paved patio area, perfect for outside entertaining, raised decking area with steps and a shed.

Garage

18' 2" x 9' 5" (5.53m x 2.87m)

Up and over door, power and lighting*.

Agents Note

EPC Rating C. Council tax band E.

Broadband supplier: Sky

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.

The road into Church Gate belongs to residents, which is looked after by Remus. A maintenance cost of £250 per year each, which covers lights, insurance and gardening.





Energy performance certificate (EPC)

7 Church Gate
YORK
YO26 5BW

Energy rating
C

Valid until: **11 January 2034**

Certificate number: **8834-3729-9300-0240-3296**

Property type

Detached house

Total floor area

109 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>).

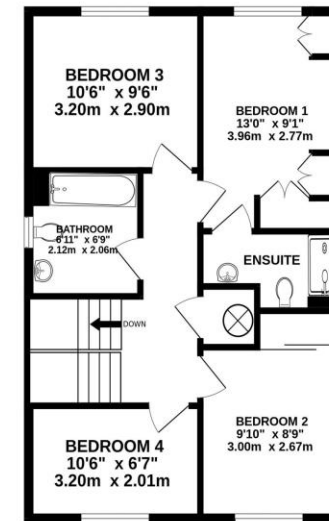
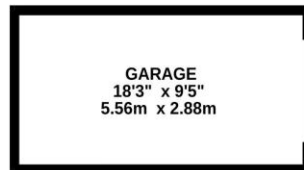
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TOTAL FLOOR AREA : 1348sq.ft. (125.2 sq.m.) approx.

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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