



7 Almsford Drive,
York, North Yorkshire YO26 5NR

Guide Price £459,950


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Bishops Personal Agents offer for sale just a short distance out of the city of York, a fantastic opportunity to purchase a substantial and 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 C of E and the Acomb shopping centre close at hand. This superb property, spread over three floors, has been updated and extended by the current owners, offering a balance of stylish features in one of York's most popular locations. Ideal for families, this property will be very popular. The ground floor accommodation comprises; Entrance hallway with a staircase to the first floor. Doors lead to the reception rooms, where we find to the front the cosy bay fronted living room with a feature wall mounted electric fire. Then to the rear a fabulous open plan living space, with a modern fitted white kitchen with a central island and ample space for a table and chairs. French doors lead out into the garden. Then onwards into the extended sitting room, with a feature wood burning stove and windows to three aspects, basking the room with natural light and further French doors leading to the garden. A handy utility/wet room completes the ground floor. From the first floor landing, we find three well proportioned bedrooms, one currently used as a study and a family bathroom. A further staircase leads us up to the superb converted attic space, complete with en-suite. Externally to the rear of the property, we find a sunny aspect garden laid to lawn, with not one but three patio areas, perfect for outside entertaining. We also find in the garden an annex, currently used as an entertainment space, a garden shed - and for those who like relaxing - a hot tub! To the front we find ample off street parking on a block paved driveway leading to the front of the house. Please do arrange to view this excellent property as soon as possible not to miss out on this extended 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

13' 0" x 7' 6" (3.96m x 2.28m)

Upvc front entrance door to hallway, double glazed window to side aspect, ceiling coving, storage cupboard and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

17' 5" x 11' 9" (5.30m x 3.58m) Into bay

Double glazed bay windows to front aspect, ceiling coving, wall mounted gas fire* tv point* and radiator*.

Kitchen/Breakfast Room

18' 8" x 18' 0" (5.69m x 5.48m)

Fabulous open plan kitchen/living area, with a range and fitted white base and wall mounted units with matching work preparation surfaces over, island and breakfast bar, inset drainer sink with mixer taps, integral appliances include range cooker*, ceramic hob*, handy under stairs larder for extra storage, down lighting, double glazed windows to side and rear, plus French doors to the rear aspect, down lighting and radiator*. Doors leading to....

Utility room

10' 1" x 6' 10" (3.07m x 2.08m)

Handy utility, walk in shower cubicle with a mains shower, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, double glazed windows to side aspect, plumbing for a washing machine*, space for a dryer and radiator*.

Family Room

17' 4" x 14' 0" (5.28m x 4.26m)

Double glazed windows to rear and side aspects, feature wood burning stove, tv point*, down lighting, French doors to rear aspect and radiator*.

First Floor Landing

Double glazed window to side aspect and stairs to the second floor. Doors leading to...

Bedroom 2

14' 5" x 11' 4" (4.39m x 3.45m) Into bay

Double glazed bay windows to front aspect, ceiling coving, tv point* and radiator*.

Bedroom 3

11' 7" x 11' 2" (3.53m x 3.40m)

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

Bedroom 4

7' 5" x 6' 10" (2.26m x 2.08m)

Double glazed windows to front aspect and radiator*.

Bathroom

8' 0" x 7' 4" (2.44m x 2.23m)

Modern white four piece suite comprising: Jacuzzi bath with mixer taps and shower head, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, bidet, double glazed windows to side and aspects, down lighting and radiator*.



Second Floor Landing

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

Bedroom 1

17' 2" x 10' 5" (5.23m x 3.17m)

Converted attic space with double glazed windows to rear aspect, sky light to front aspect, tv point*, storage cupboard and radiator*. Door leading to...

En-suite

8' 5" x 6' 5" (2.56m x 1.95m)

Contemporary suite in white comprising: Shower cubicle with mains shower over*, Jacuzzi bath with mixer taps and shower head, wash hand basin with mixer taps, low level wc, double glazed window to rear aspect and down lighting and underfloor heating*.

Outside

To the front of the property there is a block paved driveway, providing off street parking, plus a raised walled garden area. Passing through the side gates to the rear, we find a fenced garden, laid to lawn with paved patio areas, perfect for outside entertaining, large garden shed and an annex used as an entertainment room, with power and lighting.

Annex

21' 11" x 9' 8" (6.68m x 2.94m)

Double to front aspect, power, lighting and electric wall heater*.

Agents Note

Epc rating C, Council tax band C.

Broadband supplier: TalkTalk.

Broadband speed: Ultrafast Full Fibre.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.





Energy performance certificate (EPC)

7 Almsford Drive YORK YO26 5NR	Energy rating C	Valid until:	8 May 2035
		Certificate number:	0385-3050-4205-3685-1204

Property type Semi-detached house

Total floor area 151 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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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/0385-3050-4205-3685-1204>

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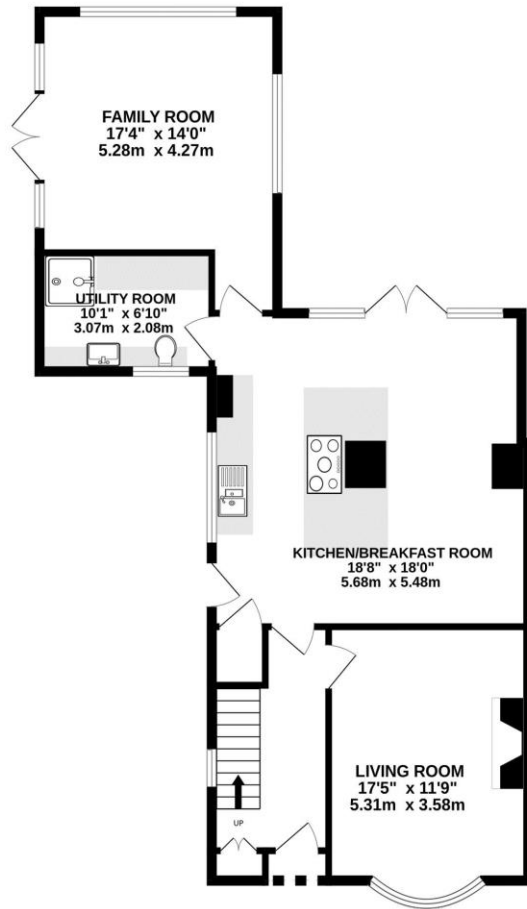
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13 Grayshon Drive York North Yorkshire YO26 5RG

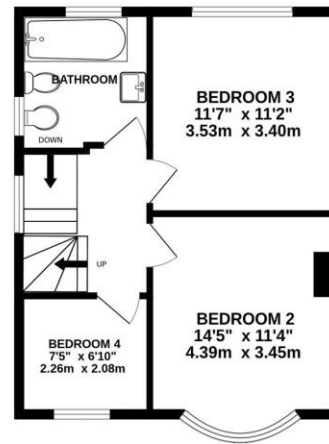
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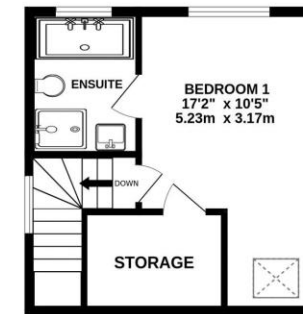
GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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