



6 Prestwick Court,
York, North Yorkshire YO26 5RS

Guide Price £299,950


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PERSONAL AGENTS

Bishops Personal Agents bring to the market an excellent, three bedroom semi-detached property, on the fringes of York in this very popular location of Acomb, just off Beckfield Lane. A fabulous family home, that is perfectly positioned in a quiet cul-de-sac, just to the south/west of York and well situated with easy access to the outer ring road and into York city centre, close to the local shops and amenities on Beckfield Lane, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. This property will appeal to a multitude of buyers including first-time buyers, single professionals, couples and those looking for a family home. With the benefit of gas central heating and double glazing, the property in brief comprises; Entrance porch, opening to the spacious bay fronted living room, the focal point being the future fireplace and stairs lead up to the first floor. To the rear of the house we find the kitchen/breakfast room, with a range of modern fitted units and ample space for a table and chairs. From the first floor landing there are three well-proportioned bedrooms, the principal with built in wardrobes and a bathroom. Outside to the front, we find ample off street parking leading to the detached garage. To the rear a fenced garden with a paved patio area, perfect for outside entertaining. Sold with no onward chain! An early viewing comes highly recommended not to miss out on this superb modern 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 Morrisons 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 is 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, 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 Porch

Front entrance and radiator*. Door leading to...

Living Room

14' 10" x 14' 3" (4.52m x 4.34m)

Double glazed bay windows to front aspect, feature wooden Adams style fireplace with inset electric fire*, ceiling coving, tv, telephone points* and radiator*. Staircase to first floor accommodation. Door leading to...

Kitchen/Breakfast Room

14' 10" x 9' 4" (4.52m x 2.84m)

The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, steel sink with mixer taps, electric oven *, grill*, microwave*, induction hob with extractor fan* over, dishwasher* and plumbing for washing machine*, down lighting, double glazed windows to rear aspect, ample space for a table and chairs and radiator*. French doors leading to the garden.



First Floor Landing

Storage cupboard, down lighting and radiator*. Loft hatch to the attic with a combi boiler* fitted in 2019. Batteries for solar panels*. Doors leading to...

Bedroom 1

13' 1" x 8' 6" (3.98m x 2.59m)

Double glazed windows to front aspect, built in wardrobes and radiator*.

Bedroom 2

9' 11" x 8' 6" (3.02m x 2.59m)

Double glazed windows to rear aspect and radiator*.

Bedroom 3

8' 11" x 6' 1" (2.72m x 1.85m)

Double glazed windows to front aspect and radiator*.

Bathroom

6' 1" x 5' 6" (1.85m x 1.68m)

Modern white suite comprising; Panelled bath with mixer taps, electric shower over*, and glass shower screen, pedestal wash hand basin, set in a vanity unit, low level wc, down lighting, double glazed window to rear aspect and heated rail*.



Garage

16' 4" x 9' 0" (4.97m x 2.74m)

Garage with power and lighting. Up and over rolling door. Door leading to the garden.

Outside

To the front of the property is a pretty garden area with shrub borders and ample off street parking leading to the garage. To the rear is a fully enclosed south facing garden, shrub borders and a paved patio area, perfect for outside entertaining.

Agents Note

Epc rating A, Council tax band C.

Broadband supplier: Talk Talk.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.

Solar Panels.







Energy performance certificate (EPC)

6 Prestwick Court YORK YO26 5RS	Energy rating A	Valid until:	18 April 2035
		Certificate number:	9438-3049-9204-3695-4200

Property type Semi-detached house

Total floor area 67 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 A. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A	92 A	95 A
81-91	B		
69-80	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/9438-3049-9204-3695-4200>

Bishops Personal Agents

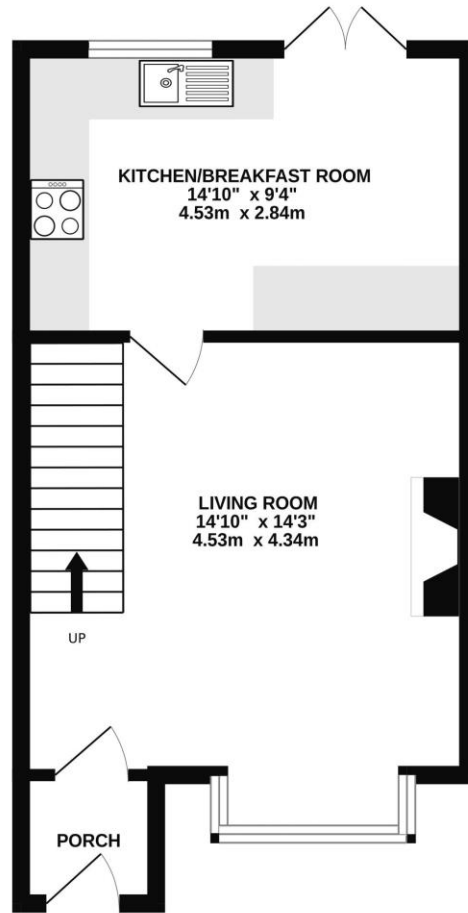
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

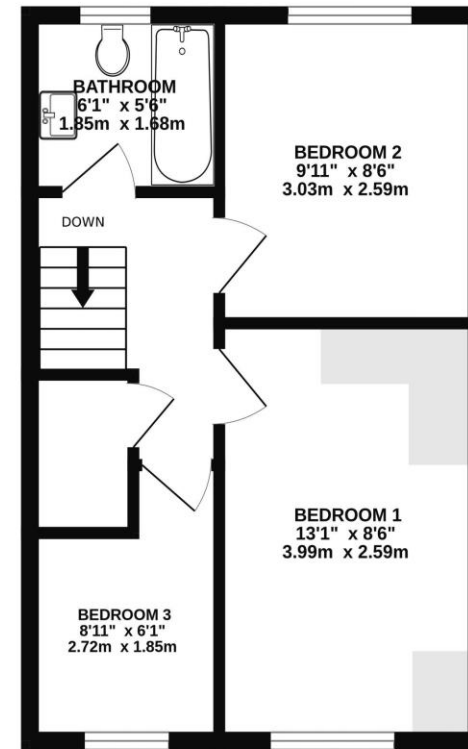
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GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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

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