



24 Cranbrook Road,
York, North Yorkshire YO26 5JA

Guide Price £429,950


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale, a fantastic and particularly immaculately presented, semi-detached family home, just a short distance out of the city of York. 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 cherished and updated by the current owners, offering a balance of stylish features and sympathetic touches, in one of York's most popular locations. Ideal for a multitude of buyers including couples, families and those looking to retire, 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 cast iron fireplace. Then opening through French doors, into the to the extended dining room with patio doors leading to the garden. Also, from the hallway we find a modern fitted kitchen with a range of integral appliances, opening to the handy utility area and snug, with a further door leading to the garden. From the first-floor landing, are three well-proportioned bedrooms, the bay fronted principal, with built in wardrobes and a four-piece family bathroom completes this floor. A further staircase leads us up to the superb, converted attic space, complete with a contemporary en-suite. Outside, to the front of the property there is a walled garden area, providing off street parking leading to the attached garage, perfect for a cycle enthusiast or workshop. To the rear, we find a wonderful gardens, which have been meticulously maintained with well stocked perennials, flowering plants, a haven for wildlife and those green fingered buyers, just right for pottering, working or simply relaxing on summer evenings. To further compliment the garden, we find a raised decking area, perfect for outside entertaining and a pond. Please do arrange to view this excellent property as soon as possible, an early viewing is highly recommended, not to miss out on this charming quality 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

Double glazed front entrance door and windows to hallway, ceiling coving, understairs storage and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

14' 6" x 11' 6" (4.42m x 3.50m) Into bay Double glazed bay windows to front aspect, ceiling coving, ceiling rose, feature cast iron fireplace with an inset gas fire* and an Adams Style surround, dado rail, oak flooring, tv point* and radiator*. French doors leading to...

Dining Room

18' 11" x 11' 1" (5.76m x 3.38m) Double glazed French doors and windows to rear aspect, ceiling coving, oak flooring, tv point* and radiator*.

Kitchen

15' 10" x 7' 4" (4.82m x 2.23m) Fitted kitchen with an attractive range of base and wall mounted units with matching work preparation surfaces over, Inset round sink and drainer with mixer taps, integral appliances include Range cooker* with 5 x gas hob*, extractor hood*, fridge/freezer* and dishwasher*, double glazed windows to rear aspect, down lighting and radiator*. Opening to....

Utility room

12' 2" x 7' 3" (3.71m x 2.21m) Handy utility with plumbing for a washing machine*, space for a dryer, double glazed window to rear aspect, door leading to the garden and radiator*. Door leading to...

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, built in wardrobes, ceiling coving, dado rail and radiator*.

Bedroom 3

11' 8" x 11' 1" (3.55m x 3.38m) Windows to rear aspect, ceiling coving, tv point* and radiator*.

Bedroom 4

7' 5" x 6' 11" (2.26m x 2.11m) Double glazed windows to front aspect, ceiling coving and radiator*.

Bathroom

8' 6" x 7' 5" (2.59m x 2.26m) Modern white four piece suite comprising: Corner bath with mixer taps and shower head attachment, shower cubicle with mains shower*, pedestal wash hand basin with mixer tap, set in a vanity unity, low level wc, double glazed windows to rear aspect, ceiling coving, down lighting and heated towel rail*.



Second Floor Landing

Sky light. Door leading to...

Bedroom 1

17' 1" x 11' 10" (5.20m x 3.60m)

Converted attic space with double glazed windows to rear aspect, sky light to front aspect, down lighting, eave storage and radiator*. Airing cupboard with a boiler*. Door leading to...

En-suite

8' 5" x 3' 11" (2.56m x 1.19m)

Contemporary suite in white comprising: Shower cubicle with mains shower over*, wash hand basin with mixer taps, low level wc, double glazed window to rear aspect and heated rail*.

Garage

Up and over door, power and lighting*.

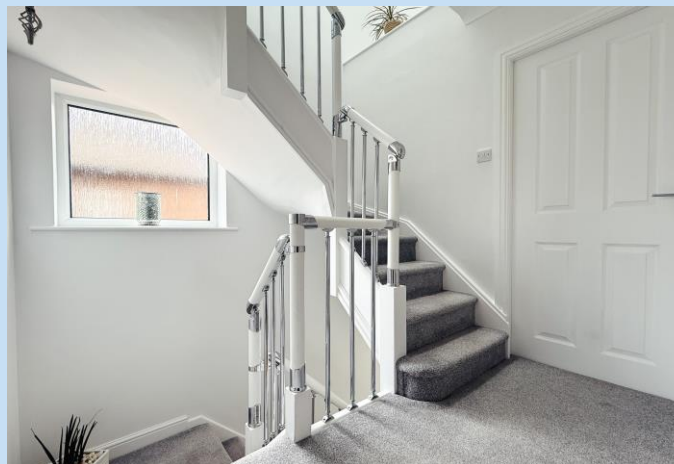
Outside

Outside, to the front of the property there is a walled garden area, providing off street parking leading to the attached garage, perfect for a cycle enthusiast or workshop. To the rear, we find a wonderful garden, which has been meticulously maintained with well stocked perennials, flowering plants, a haven for wildlife and those green fingered buyers, just right for pottering, working or simply relaxing on summer evenings. To further compliment the garden, we find a raised decking area, perfect for outside entertaining and a pond.

Agents Note

Epc rating D, Council tax band C.

Broadband supplier: Virgin Media. Broadband speed: Standard Speed. Water supplier: Yorkshire Water. Gas supplier: British Gas. Electricity supplier: British Gas.





Energy performance certificate (EPC)

24 Cranbrook Road
YORK
YO26 5JA

Energy rating

D

Valid until:

26 May 2033

Certificate number:

2156-3027-2205-6547-1204

Property type

Semi-detached house

Total floor area

129 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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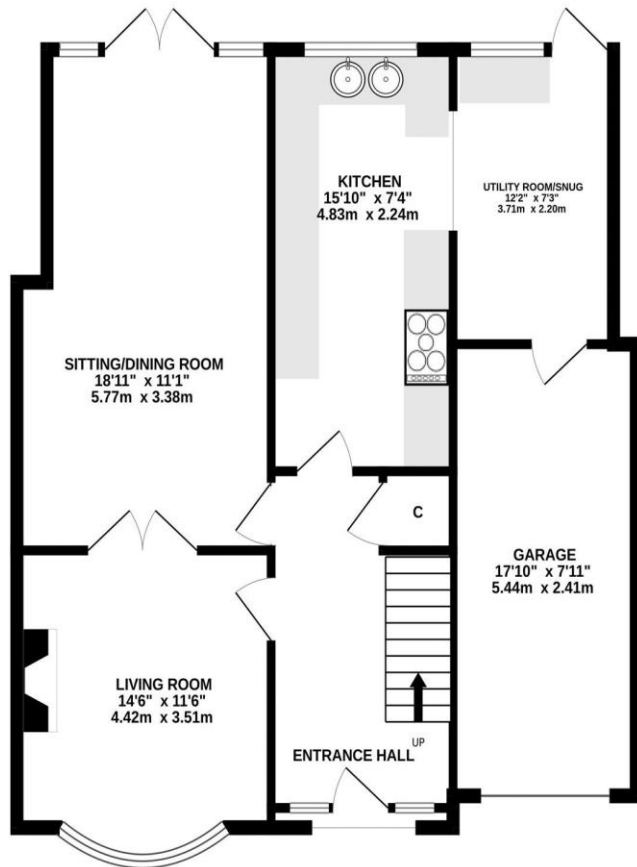
13 Grayshon Drive York North Yorkshire YO26 5RG

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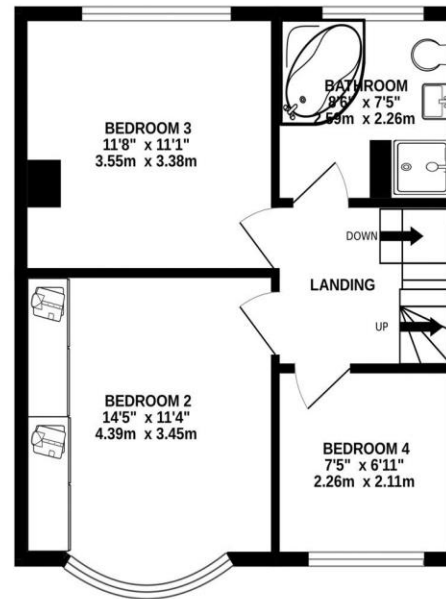
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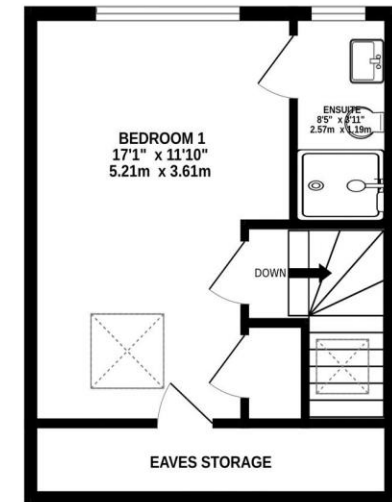
GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



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



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.