



10 Almsford Drive,
York, North Yorkshire YO26 5NS

Guide Price £289,950


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Bishops Personal Agents offer for sale, a fantastic opportunity to add your own personal touch to a three-bedroom semi-detached 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 and popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. This charming property 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 enhance this home by converting the attic space. Benefitting from double glazing and central heating, the property briefly comprises; Entrance door leading to the hallway with a staircase to the first floor. Doors lead us to the reception rooms, where we find to the front a bay fronted living room with a feature fireplace, then to the rear the dining room with windows overlooking the garden and a kitchen with a range of fitted units, completing the ground floor. From the first-floor landing are three well-proportioned bedrooms, bathroom, plus a separate cloakroom. Externally to the front is a hedged garden and driveway, providing ample off-street parking leading to the attached garage, perfect for a car/cycle enthusiast as a workshop. The rear of the garage could be made into a utility area. To the rear we find the pretty fenced garden, with a paved patio area, perfect for outside entertaining, shrub borders and a garden shed. Sold with no onward chain! If you're looking to add your own stamp and style on a semi-detached home, then this house could be just for you. Please do arrange to view this property as soon as possible, not to miss out!

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 and windows to the hallway, ceiling coving and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

13' 10" x 11' 8" (4.21m x 3.55m) Into bay. Double glazed bay windows to front aspect, feature fireplace with Adams style surround, marble hearth, inset gas fire*, ceiling coving, tv point* and radiator*.

Dining Room

11' 7" x 11' 0" (3.53m x 3.35m) Double glazed windows to rear aspect, wall mounted gas fire* and radiator*.

Kitchen

14' 1" x 7' 5" (4.29m x 2.26m) Into bay. Fitted kitchen with a range of base and wall mounted units with matching work preparation surfaces over, inset sink with mixer tap, free standing electric cooker*, plumbing for a washing machine*, double glazed windows to rear aspect, pantry and radiator*. Door leading to the garage.



First Floor Landing

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

Bedroom 1

14' 6" x 11' 3" (4.42m x 3.43m) Into bay. Double glazed bay windows to front aspect, ceiling coving and radiator*.

Bedroom 2

11' 6" x 11' 0" (3.50m x 3.35m) Double glazed windows to rear aspect, built in alcove cupboards and radiator*.

Bedroom 3

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

Cloakroom

4' 2" x 2' 8" (1.27m x 0.81m) Double glazed windows to side aspect and low level wc.



Bathroom

7' 6" x 5' 4" (2.28m x 1.62m) White two piece suite comprising; A bath with mains shower over, pedestal wash hand basin with mixer tap, built in cupboard, double glazed windows to rear aspect and radiator*.

Garage

22' 6" x 7' 9" (6.85m x 2.36m) Garage with electric roller stye door, power and lighting. Wall mounted boiler*. Double glazed window and door leading to the garden.

Outside

To the front of the property there is a hedged garden area, with a driveway leading to the attached garage. To the rear is a fabulous fenced garden, with a paved patio area, perfect for outside entertaining, shrub borders and a garden shed.



Agents Note

EPC Rating D and Council Tax Band C.

Broadband supplier: Italk, not connected.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





[Find an energy certificate \(/\)](#)

English | [Cymraeg](#)

Energy performance certificate (EPC)

10 Almsford Drive YORK YO26 5NS	Energy rating D	Valid until:	21 October 2035
		Certificate number:	2393-3955-6200-9675-8200

Property type Semi-detached house

Total floor area 86 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 D. It has the potential to be C.

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

Bishops Personal Agents

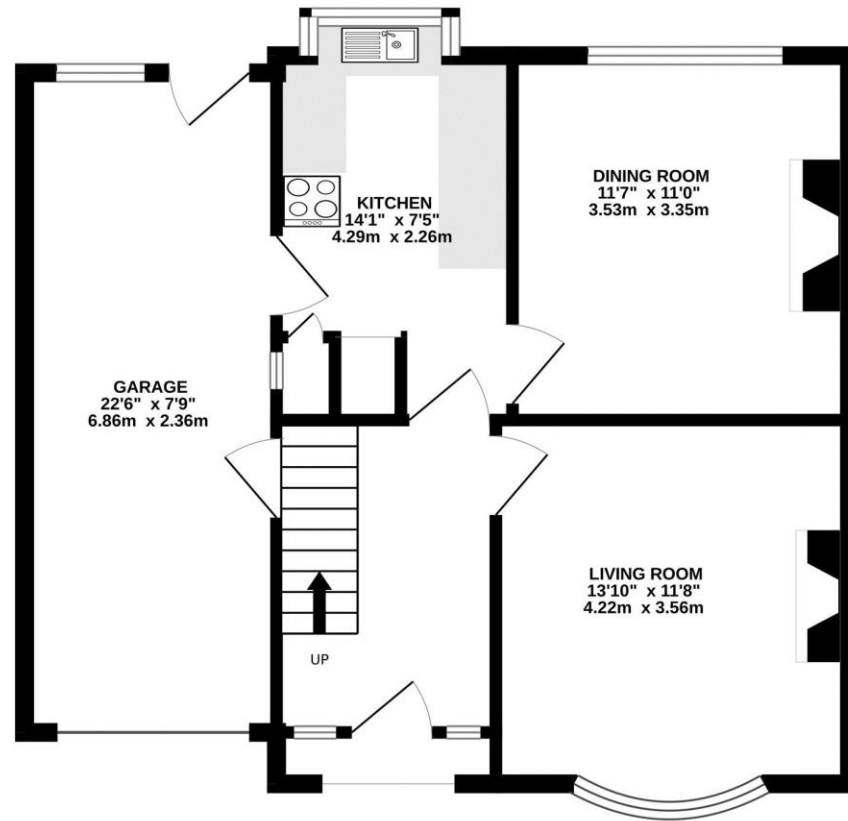
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

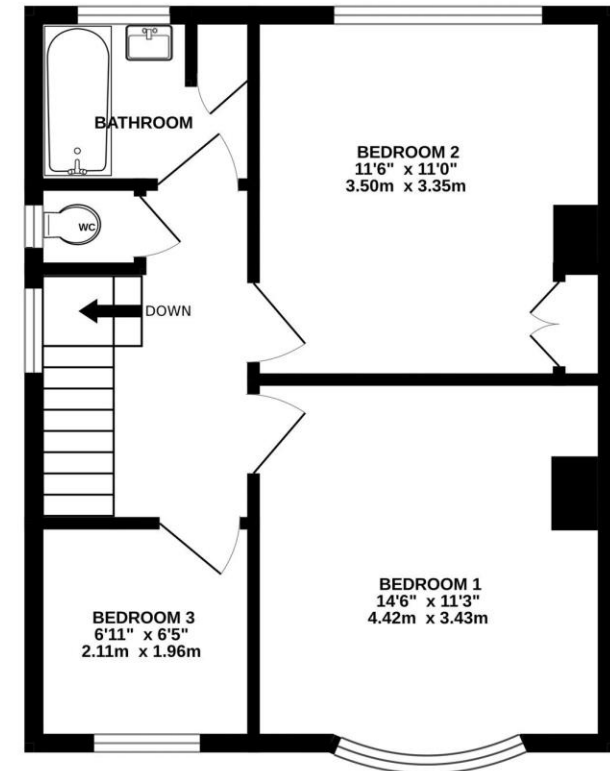
paul.atkinson@bishopspa.com

www.bishopspa.com

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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