



108 Acomb Road,  
York, North Yorkshire YO24 4EY

Guide Price £440,000

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Bishops Personal Agents offer for sale just a short distance out of the city, a fabulously well presented, three-bedroom semi-detached family home. Offering the best in city suburb living, located on Acomb Road, 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 and station. Also with popular local schools, West Bank Park and the Acomb shopping centre close at hand. This superb property, has been a family home to the current owner since 1993, offering a balance of charming features and sympathetic touches, in one of York's most popular locations. Another great thing about this house, is that there is still further potential to add your own stamp and style, including converting the attic space or extending to the side or rear. Ideal for a multitude of buyers including professional couples, families and those looking to retire to their forever home, 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 ornate marble fireplace. Then to the rear a dining room, with bay windows and a door leading into the garden. To the rear of the house is the superb modern fitted kitchen, with a range of grey units and integral appliances. From the first-floor landing are three well-proportioned bedrooms, two with built in wardrobes, a contemporary shower room and a separate cloakroom completes this home. Externally to the rear of the property, we find a fenced and hedged garden laid to lawn, plus a raised patio area, perfect for outside entertaining. Also to the front we find off street parking on a driveway leading through gates to the detached garage, perfect for a car/cycle enthusiast and a separate workshop. The property also benefits from solar panels, providing energy efficiency, just right for those energy conscious buyers. There is also an electric charging point for a car. In summary, this stylish home in the very popular Acomb area provides an exceptional opportunity to secure a property that is both charming and contemporary. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and station. An internal viewing is strongly recommended, not miss out on this superb 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

Composite front entrance door and windows to hallway, ceiling coving and radiator\*. Stairs leading to the first floor. Doors leading to...

## Living Room

15' 4" x 12' 11" (4.67m x 3.93m) Into bay.  
Double glazed bay windows to front aspect, ceiling coving, ceiling rose, feature fireplace with ornate marble surround, marble hearth, inset gas fire\*, tv point\* and radiator\*.

## Dining Room

15' 8" x 11' 5" (4.77m x 3.48m) Into bay.  
Double glazed door and bay windows to rear aspect, ceiling coving, ceiling rose and radiator\*.



## Kitchen

12' 11" x 8' 9" (3.93m x 2.66m) Into bay.  
The fabulous kitchen is fitted with a range of modern grey wall and base units, matching worktops over, incorporating an inset sink with mixer taps, Integral appliances include a built in electric oven and grill\*, electric hob\* with extractor hood\*, fridge/freezer\*, dishwasher\* and plumbing for a washing machine\*, Double glazed windows to the rear aspect, down lighting and pantry\*.

## First Floor Landing

Double glazed window to side aspect and loft access. Doors leading to...

## Bedroom 1

15' 8" x 12' 11" (4.77m x 3.93m) Into bay.  
Double glazed bay windows to front aspect, built in wardrobes, tv point\* and radiator\*.

## Bedroom 2

13' 4" x 11' 3" (4.06m x 3.43m)  
Double glazed windows to rear aspect, built in wardrobes, tv point\* and radiator\*.



## Bedroom 3

8' 10" x 7' 4" (2.69m x 2.23m)  
Double glazed windows to front aspect and radiator\*.

## Shower Room

8' 9" x 6' 11" (2.66m x 2.11m)  
Modern white suite comprising: Shower cubicle with mains shower\*, pedestal wash hand basin with mixer tap, double glazed windows to rear aspect, down lighting and roll top radiator\*.

## Cloakroom

5' 9" x 2' 8" (1.75m x 0.81m)  
Double glazed windows to side aspect and low level wc.

## Outside

Outside, to the front of the property there is a walled garden area, providing ample off street parking leading through gates, to the detached garage, perfect for a cycle enthusiast or workshop. To the rear, we find a garden, laid to lawn. To further compliment the garden, we find a paved patio areas, perfect for outside entertaining.



## Garage

16' 6" x 8' 3" (5.03m x 2.51m)

Roller door, window to the side, power and lighting\*.

## Agents Note

Epc rating B, Council tax band D.

Broadband supplier: Sky via BT line.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon. Electricity supplier: Eon.

The property also benefits from solar panels, providing energy efficiency and helping to reduce running costs connected to Eon.





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

English | [Cymraeg](#)

# Energy performance certificate (EPC)

108 Acomb Road YORK YO24 4EY	Energy rating	B	Valid until:	6 November 2035
			Certificate number:	7635-9329-8509-0946-6202

Property type

Semi-detached house

Total floor area

102 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>).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

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

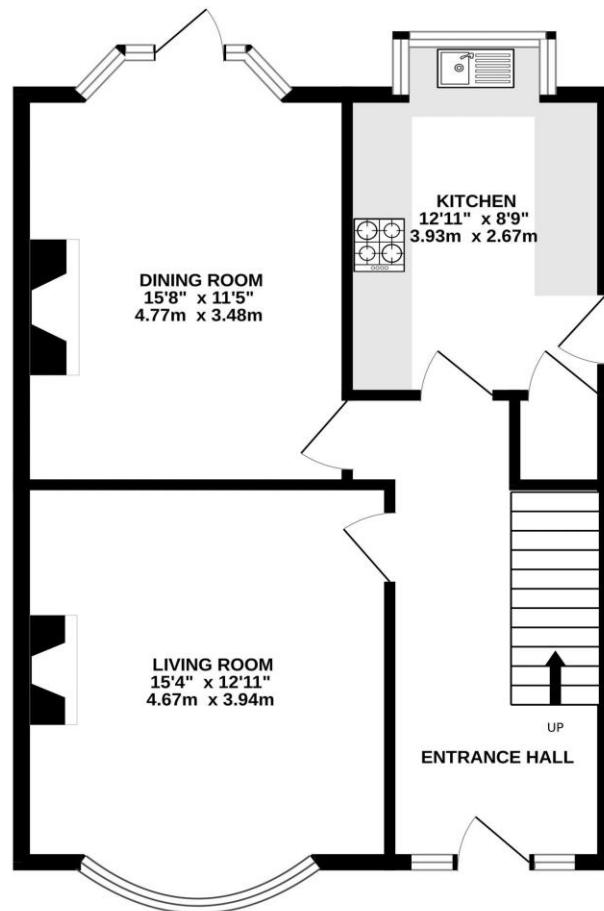
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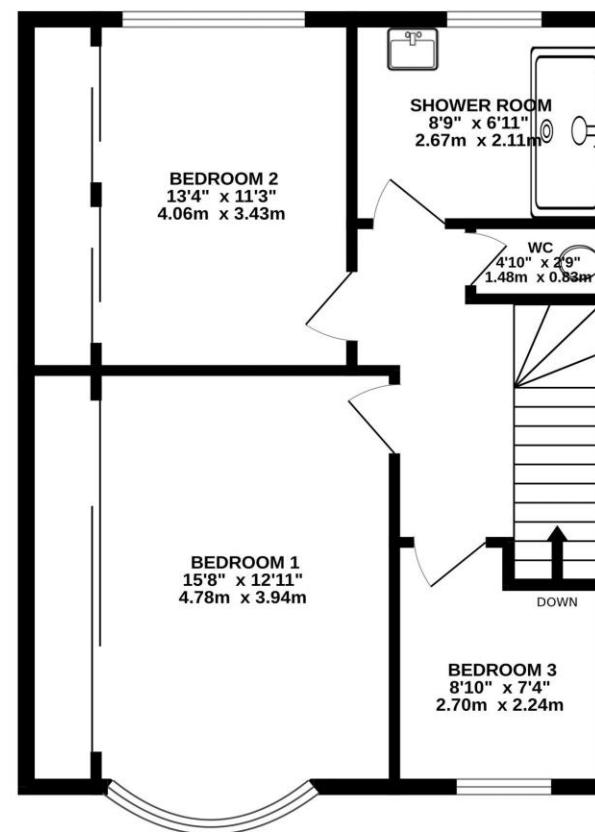
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GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (106.9 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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