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While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and other areas and distances, it is advised to take the responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability. Plans were made with AutoCAD.



- EPC - C
- Sought After Residential Area
- Driveway Parking & Garage
- Updated Kitchen & Bathroom
- Conservatory
- Ready To Move Into
- Three Bedrooms
- Semi Detached Home

Freehold  
Council Tax Band - C

# Boroughbridge Road Acomb, York YO26 6AA



Boroughbridge Road  
Acomb, York  
YO26 6AA

Offers Over £325,000



Positioned to the west of York is this substantial three-bedroom family home situated on Boroughbridge Road. Located within sought-after residential area of Acomb, this property benefits from a range of local amenities, regular bus connections to York city centre and is well placed for easy access to the outer ring road. Extended to include a conservatory, this property boasts ample internal accommodation, making it an ideal choice for growing families.

Internally, the property features an inviting entrance hall leading to a spacious through lounge benefitting from a large front window, offering an abundance of natural light. The recently fitted kitchen offers an array of stylish wall and base units, all of which are complimented by contemporary worktops. A highlight of the property is the conservatory, complete with French doors opening onto a decked area, providing seamless indoor-outdoor living and entertaining spaces.

On the first floor are three well proportioned bedrooms, a spacious landing with plenty of integrated storage. Updated over recent years is a beautifully presented three piece family bathroom complete with storage.

Externally, the property boasts a recently laid concrete patterned driveway to the front, providing off street parking for up to three vehicles. The rear garden, generously sized and secure, is predominately laid to lawn with decking areas close to the property and some patio space. To the rear is a convenient shed for storage, as well as the detached garage with power.

In summary, this property presents a wonderful opportunity to acquire a spacious family home in a desirable residential area. Early viewing is recommended to fully appreciate the lifestyle on offer.

Council Tax Band- C

