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- EPC D
- Integral Side Store
- Off Street Parking
- West Facing Rear Garden
- Space
- Open Plan/ Dining/ Kitchen/ Living
- Four Bedrooms
- Extended Semi Detached House

Freehold  
Council Tax Band - C

# Beech Grove Acomb, York YO26 5LD

TOTAL FLOOR AREA: 1653 sq. ft. (153.6 sq. m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained here, measurement of the building, the area of the garden and the area of the driveway, etc. are not guaranteed and no responsibility is taken for any error. The area of the garden and the area of the driveway, etc. are not guaranteed and no responsibility is taken for any error. The area of the garden and the area of the driveway, etc. are not guaranteed and no responsibility is taken for any error.



Beech Grove  
Acomb, York  
YO26 5LD

£475,000



A four bedroom extended semi detached house offered with NO ONWARD CHAIN, a short walk from Acomb shops.

Located to the west of York, well placed for access to the city centre and just a short walk from a wealth of amenities the local area has to offer. Extended to the rear and loft space this property will offer the potential purchaser significant living space in a sought after location.

The accommodation in brief; an enclosed property leads to the original period entrance hallway, to the front is a living room with a bay window and stripped wooden floors. The rear of the property has been extended to the rear and side in order to create a kitchen/ dining / living space with bi fold rear doors and a shaker wood modern kitchen with range cooker. The original dining space is a now a snug area with a log burning stove. The property also benefits from a separate w.c and integral garage with utility space.

The property has recently been recently refurbished and redecorated throughout including new flooring to the lounge and kitchen area, new contemporary blinds to all rooms, brand new utility units and the addition of a feature wood burner. The electrics have also been upgraded including a new regulation consumer unit.

To the first and second floors are four bedrooms or three double bedrooms and study, as well as a family bathroom which benefits from underfloor heating.

Externally, there is a block paved driveway to the front for at least two cars and a west facing rear garden ideal for afternoon sunshine.

Council Tax Band C.

