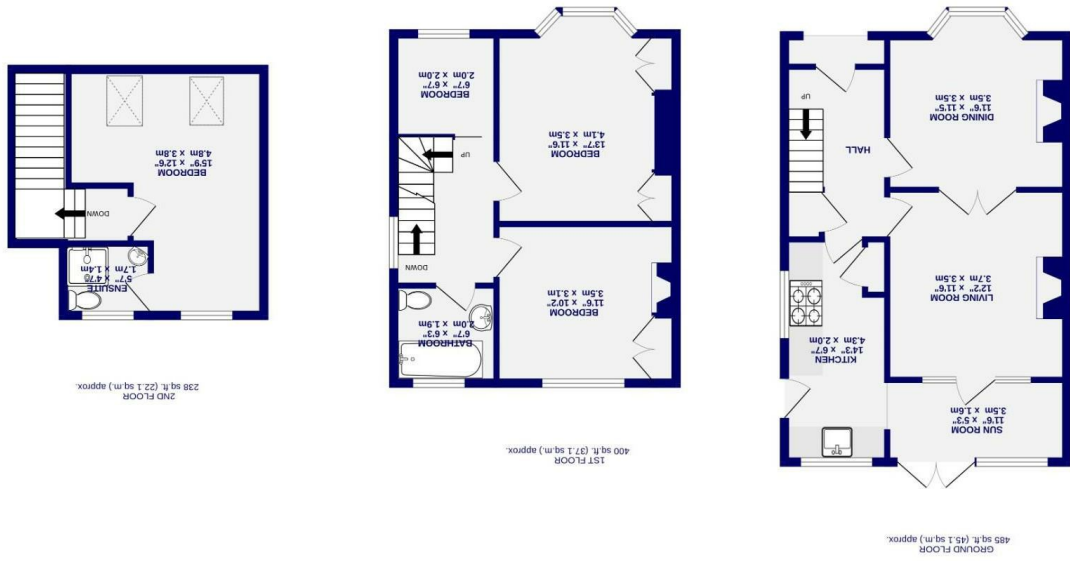


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# Malvern Avenue Acomb, York YO26 5SF

Freehold  
Council Tax Band - C

- Semi Detached House
- Three Bedrooms / One office
- Rear Extension
- Two Reception Rooms
- Popular Residential Address
- Driveway Parking
- Generous & Private Rear Garden
- EPC- TBA



Malvern Avenue  
Acomb, York  
YO26 5SF

£450,000



We are delighted to introduce to the market this beautiful semi detached property located to the west of York. Situated on the popular residential avenue of Malvern Avenue, which is close to Boroughbridge Road and therefore providing easy access to the main commuter links, and within walking distance of some of York's most popular primary & secondary schools, this property is sure to be popular so early viewing is essential.

The internal accommodation comprises of an welcoming entrance hall leading into two reception rooms, a convenient shoe cupboard and a shaker style kitchen at the rear. The kitchen offers a wealth of storage in wall and base units including built-in appliances and provides access to the lovely rear garden. The ground floor accommodation is completed by the bright and airy sun room which can be access from both the kitchen and the rear reception room. To the first floor are two double bedrooms with built- in cupboards, a space perfect for a nursery or home office and house bathroom. To the second floor is another double room with en-suite shower room.

Externally this property benefits from driveway parking for multiple cars and a desirable and mature private garden with patio area and lawn.

In summary, one of the finest examples of a semi-detached home with generously sized bedrooms and spacious reception rooms. Early viewing is highly recommended to appreciate all that is on offer.

Council Tax Band- C

