

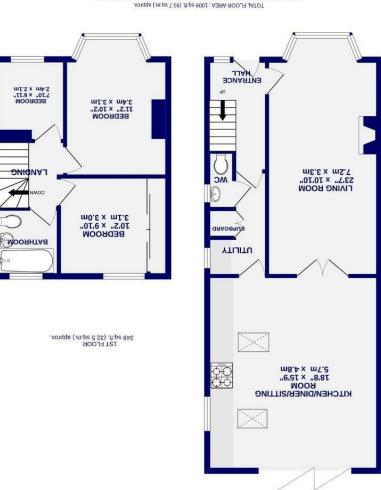
property on behalf of the vendor.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particulars montance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contest relating to the employment of Ashtons has any authority to make or give any representants whatsoever in relation to this property or these particulars nor enter into any contract relating to the

- TOTAL FLOOR AREA: 12
 - EbC LBC
 - Three Bedrooms
 - Driveway & Garage
 - Large Rear Garden
 - Open Fields To The Front
 - Expansive Rear Kitchen Extension
 - Period Semi Detached House

Freehold Council Tax Band - C

YOS6 5RD Acomb, York Sherwood Grove



GROUND FLOOR 660 sq.ft. (61.3 sq.m.) approx.



Sherwood Grove Acomb, York YO26 5RD

£450,000



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This exceptional semi-detached residence offers a haven of tranquillity with open fields stretching out in front of the property.

A welcoming entrance hallway, granting immediate access to a convenient downstairs W.C. and utility room. The heart of the home unfolds into a spacious extended open plan lounge, dining, kitchen. The kitchen exudes modern elegance with its central pitched vaulted ceiling and bi-fold doors. To the front of the property is a large but cosy lounge with bay window and wood burning stove.

To the first floor are three bedrooms with the front main bedroom offering views over the open fields and a three piece family bathroom to the rear. The property has the potential for further extension subject to the necessary permissions.

Outside, a substantial rear garden offers a large lawn and patio area, with a modern detached garage and driveway to the side as well as a mature front garden.

Experience the perfect blend of modern luxury, scenic beauty, and convenient living in this extraordinary semi-detached home.

Council Tax Band- C





