

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 particular importance 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 condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

# Sherwood Grove Acomb, York YO26 5RD

Freehold  
Council Tax Band - C

- Period Semi Detached House
- Expansive Rear Kitchen Extension
- Open Fields To The Front
- Large Rear Garden
- Driveway & Garage
- Three Bedrooms
- EPC TBC



# Sherwood Grove

Acomb, York

YO26 5RD

£450,000

 3  1

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

