



Knapton Lane
Acomb, York
YO26 5PU

Offers Over £400,000



Located to the west of York and positioned on this beautiful tree-lined lane, is this tradition semi detached home that has been updated by the current owners to create a modern family home. Offering three well proportioned bedrooms and an open plan kitchen diner, this home is sure to be popular among a variety of buyers. Knapton Lane is conveniently placed for the varied amenities Beckfield Lane has to offer, and is within walking distance to the heart of Acomb.

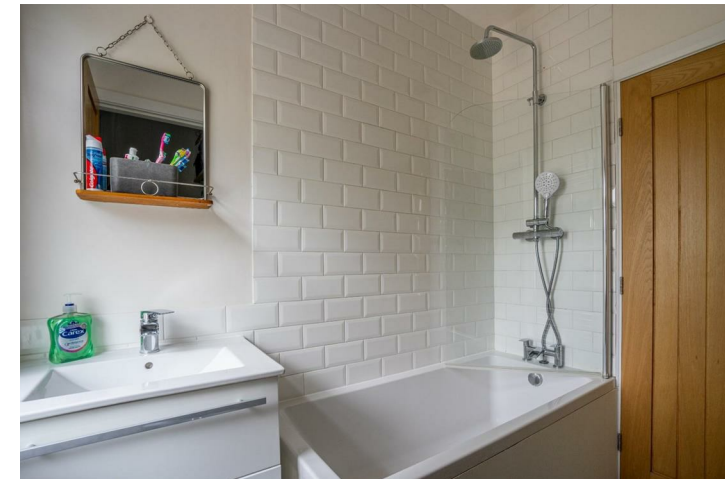
Internally the property offers a wide entrance hall which provides access to the charming living room to the left. Enjoying a large bay window, this room can be a bright and airy room during the day, and a wonderful snug in the evenings. The true hub of the home is positioned to the rear of the property, which enjoys a south facing aspect. A modern kitchen, with Quartz worktops, occupies half of the room and offers a range of integrated appliances, generous storage space and a breakfast bar for casual dining. In front of the expansive bi fold doors is another reception space which the current owners are using as a dining space.

On the first floor are three well proportioned bedrooms, as well as a bathroom and separate w.c.

Externally is a large driveway which leads up the side of the property. There is a detached garage set back from the property which has power and the potential for storage. Beyond, is the stunning south facing rear garden which provides plenty of potential for a rear extension (subject to the relevant planning permissions).

A fantastic opportunity for any buyer, and offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C

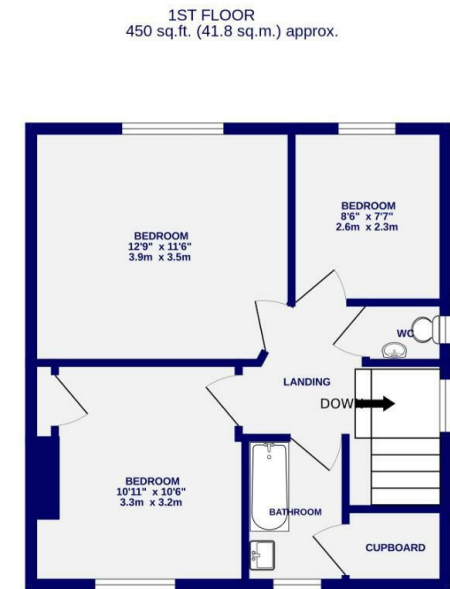
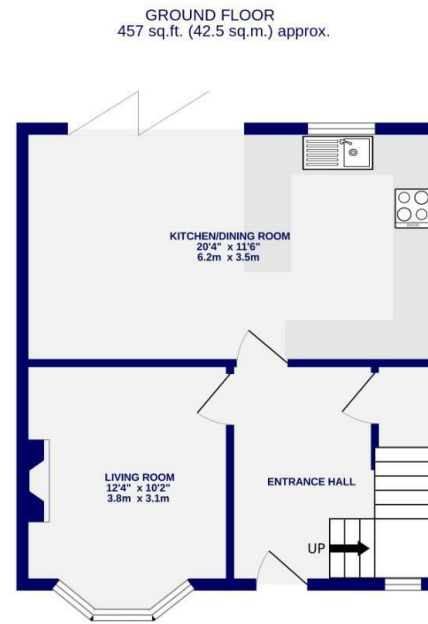




Knapton Lane Acomb, York YO26 5PU

Freehold
Council Tax Band - C

- Semi Detached Home
- Three Bedrooms
- Open Plan Kitchen Diner
- Popular Tree Lined Lane
- Garage & Driveway
- South Facing Garden
- No Onward Chain
- EPC - D



TOTAL FLOOR AREA : 907 sq.ft. (84.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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