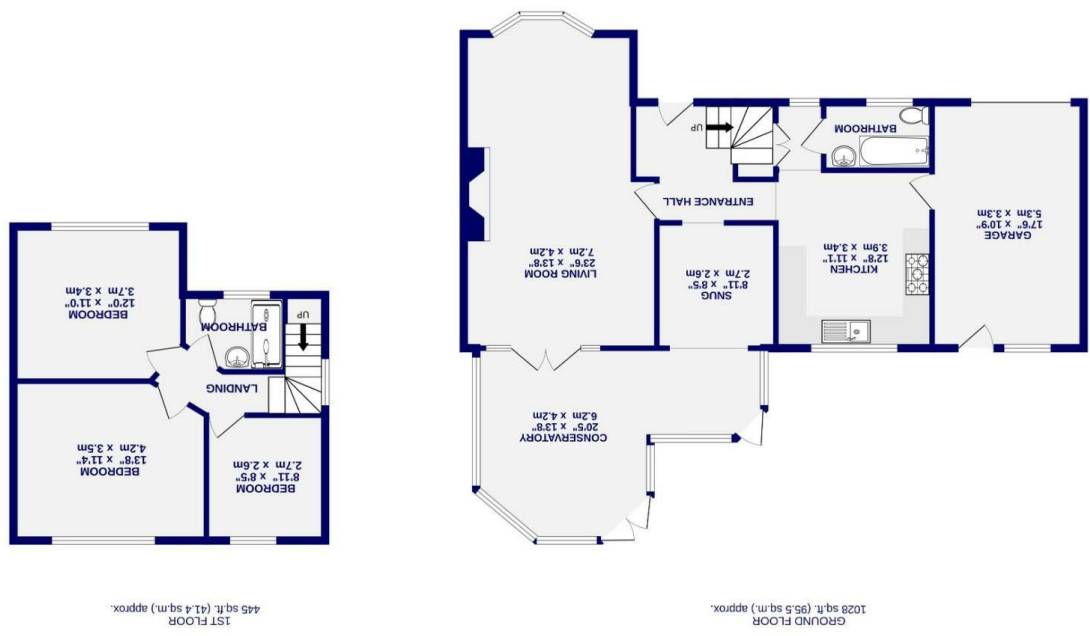


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- Semi-Detached Home
- Three Bedrooms
- Large Kitchen
- Conservatory
- Garage/Workshop
- Private Garden
- Popular Location
- Close To Schools
- Close To Amenities
- EPC - D

Freehold
Council Tax Band - C

Beech Grove, York, YO26 5LB



Beech Grove , York YO26 5LB

£475,000

 3  2

Ashtons Estate Agents are pleased to offer this substantial three bedroom semi-detached home in the sought after and ever popular area of Acomb. This rare opportunity tucked away in a quiet street and nestled just a stroll away from the prominent, local amenities, shops and eateries that Acomb Front Street and beyond has to offer. Close to Local Schools and public transport is easily accessed to commute into the city centre and beyond. A connection to the A64 is handy and conveniently accessed.

This fabulous and beloved family home is the perfect example of curb appeal with its picturesque façade and protracted porch. The property comprises of a welcoming entrance hall leading to the generously sized living room with feature floor to ceiling exposed brick fireplace housing the log burner. Through to the bright and spacious conservatory with views of the garden and inviting the 'outside in.' In the centre of the home is a versatile room which could have multiple uses, such as a snug, office or even potential to join the kitchen to create a sizable kitchen diner and hub of the home. The current kitchen has an array of cream shaker style wall and base units and ample work surface. A large window illuminates the room with natural light and has views overlooking the garden. An internal door leads to the vast garage with front and rear access. There is the added benefit of a bathroom to the first floor with white bathroom suite.

To the first floor is the ample landing space leading three double bedrooms, two of which are of considerable stature and size.

Externally to the front of the property is the drive for multiple off street parking and to the rear is a private garden with a patio area for your morning coffee or alfresco dining.

In summary this exception residence is waiting for the next family to call it home and make their mark on it in this popular location. A viewing is a must to appreciate what the property has to offer.

Council Tax Band - C

