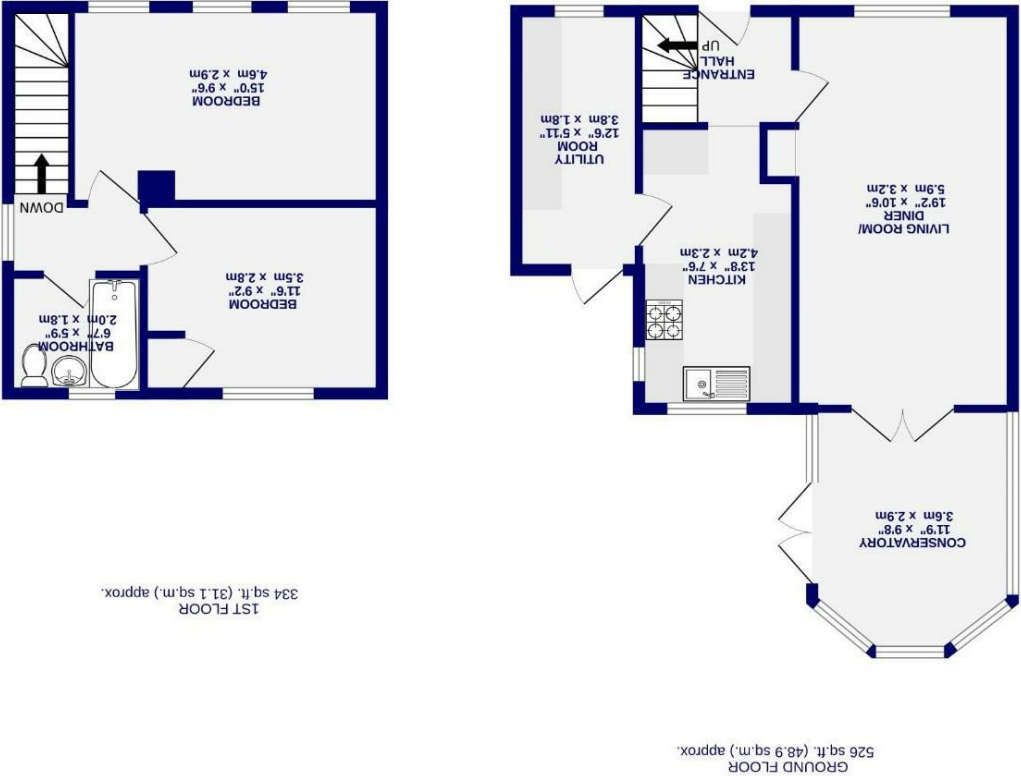


# Grange Lane , York YO26 5DR

Freehold  
Council Tax Band - B

- Semi Detached Home
- Dual Aspect Living room
- Modern Conservatory
- Spacious Kitchen
- Utility/Boot Room
- Two Double Rooms
- Leafy Views
- Driveway For Multiple Cars & EV Charger
- Sought After Location
- EPC- D



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Grange Lane  
, York  
YO26 5DR

£260,000

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Ashtons Estate Agents are pleased to present this delightful two bedroom semi detached home tucked away on Grange Lane and nestled in the popular location of Acomb and a short stroll to the local amenities, supermarkets and cafes that Front Street and beyond have to offer. Additionally, its proximity to the outer ring road and A64 facilitates effortless commuting and travel as well as excellent bus routes into the city centre and further afield. Highly regarded Primary and Secondary Schools are close by too.

Upon entering the entrance hall of this property you immediately feel at ease. This much loved home has a bright and airy living room with cosy fireplace and a conservatory with views of the landscaped and lush green private garden, boasting that 'inside outside living' in the warmer months. The tastefully decorated country style kitchen can be accessed from the entrance hall and is fitted with an array of wall and base units offering ample storage and is complimented with a light worktop for food preparation and culinary delights. A convenient utility space and boot room is just off the kitchen offering extra versatile space for neatly storing extra kitchen equipment or coats and footwear.

To the first floor is the modern house bathroom with a white suite and built in sink vanity unit, with a shower over the bath. The generous primary bedroom is to the front of the property with pretty views of the green and traditional homes in the distance. This room is bathed in natural light from the multiple windows and sets a tranquil and quiet space to relax and unwind. To the rear is a good sized double bedroom with leafy views onto the garden.

Externally to the front is a sleek walled and blocked paved driveway for multiple cars and an EV charging point. To the rear is a lovely low maintenance garden with established areas of flowers and shrubs framing the fish pond and decked patio area, ideal for alfresco dining and entertaining.

Council Tax Band- B

