



Cranbrook Road Acomb, York YO26 5JA

£475,000



Located in the popular residential area of Acomb, this exceptional semi detached home has undergone significant development over the years. Extended to create five spacious bedrooms with open plan living on the ground floor, this home is ready to move into. Cranbrook Road is conveniently placed for the local amenities on Beckfield Lane, as well as the varied shops and eateries on Front Street.

Internally, the property features an entrance hall leading into the open plan kitchen living diner. Extended to the rear, the kitchen boasts a range of modern wall and base units, providing ample storage, all complemented by high quality Quartz worktops. While the dining area is spacious enough for a substantial dining table, the kitchen also includes a breakfast bar for casual dining. The original two reception rooms have been opened up to create a seamless space from front to back. Bifolding doors overlooking the garden, along with the large front bay window, allow natural light to flood the room throughout the day. Completing the ground floor is a conveniently located shower room and a generous utility room.

As part of a two storey side extension, the first floor offers four bedrooms, three of which are doubles, while the smaller fourth room provides an excellent opportunity for a home office or nursery. This floor is also served by a three piece family bathroom. Finally, on the second floor, the fifth double bedroom benefits from ample storage and a shower ensuite.

Externally, this property sits on a generous plot, featuring ample driveway parking and a large rear garden. Mainly laid to lawn, the garden also includes a patio area and a purpose built home office, which is currently used for storage.

In summary, this is a substantial home in a sought after residential area. Early viewing is highly recommended.

Council Tax Band- D

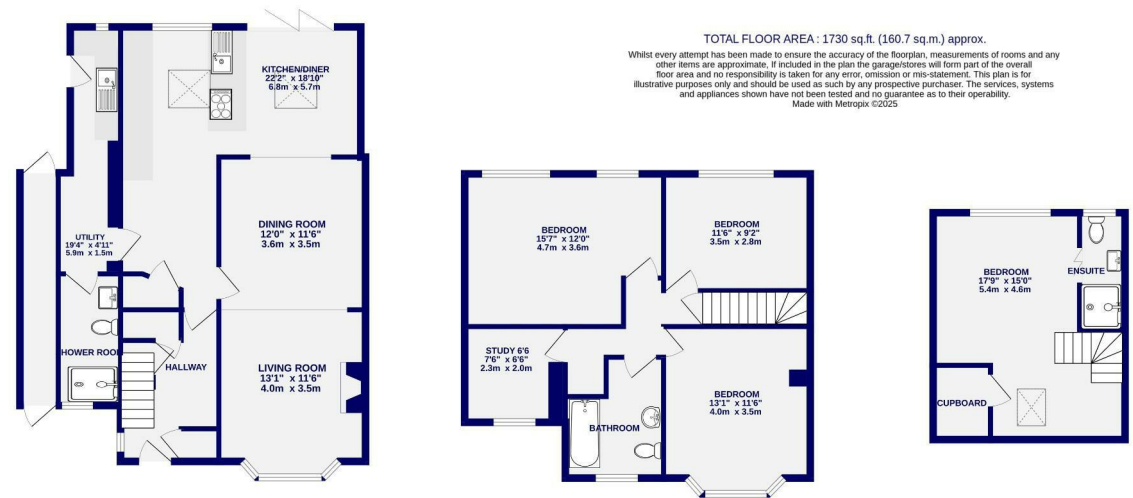




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Freehold
Council Tax Band - D

- Substantial Semi Detached Home
- Five Bedrooms
- Three Bathrooms
- Open Plan Ground Floor Living
- Spacious Rear Garden
- Driveway & Home Office
- Popular Residential Area
- EPC C



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