

- Hottham Avenue
Acomb, York
YO26 5DT



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£275,000

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Located in a popular residential area to the west of York, this modernised semi-detached bungalow has been kept within the same family for a number of years. Serving as a wonderful home, it has been immaculately maintained, making it move-in ready. Tucked away in a quiet residential setting, this property is conveniently placed for easy access to a range of local amenities, including the varied shops and eateries Acomb has to offer, as well as an established commuter network to the city centre and train station.

Internally, the property features an entrance hall where engineered oak flooring leads to the main reception room at the front of the home. Enjoying a large window overlooking the front elevation, this space is flooded with natural light throughout the day. Towards the rear of the property is a contemporary kitchen, equipped with a range of wall and base units providing ample storage and worktop space. Beyond lies a bright and airy conservatory that overlooks the private, well-maintained garden.

Completing the internal accommodation are two well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes, and a three-piece shower room. Deceptive in size, this property also includes a fully boarded loft with a side window, electricity, and wooden fold-down ladders.

Set on a spacious plot, the property boasts a generous garden that enjoys privacy thanks to tall hedge boundaries. Mainly laid to lawn, the garden also features patio areas and raised flower beds. A shed at the rear provides additional storage, and there is a single garage located at the head of the driveway.

Sure to be popular among a range of buyers, early viewing is highly recommended.

Council Tax Band- B

