

- Chestnut Grove
Acomb, York
YO26 5LE



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£395,000

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Located in the sought after residential area of Acomb, to the west of York city centre, is this well presented and updated three bedroom semi detached home. Just a short distance from the varied local amenities of Acomb's Front Street, as well as regular bus connections to York city centre, this property makes the perfect family home as it is within the catchment area for a variety of primary and secondary schools.

Internally, the property offers a spacious hall with wool carpets leading up to the first floor. To the left is the first of two reception rooms, currently used as a dining area, featuring a chimney breast recess allowing for an electric fire. The reception room at the rear is currently used as a living room and boasts an ornate fireplace, with patio doors leading to the landscaped rear garden. At the end of the hall is the fitted kitchen, which offers an array of upgraded shaker style wall and base units, dark worktops, and a variety of integrated appliances. Additionally, there is a most convenient utility room and a downstairs shower room.

The first floor comprises a landing that provides access to three well proportioned bedrooms, one of which offers built in storage. Finally, the internal accommodation is completed by a modern three piece bathroom with neutral wall tiles and an overhead shower above the bath.

Enjoying a spacious plot, this property offers a private rear garden with fence boundaries, primarily laid to lawn but also benefiting from a patio area. Private in nature, the garden enjoys sunlight throughout the day. There are also two large sheds for additional external storage. To the front of the property, there is driveway parking for multiple vehicles in addition to on street parking.

In summary, this is a wonderful family home in a sought after location. Offered with no onward chain, early viewing is highly recommended.

Council Tax Band- C

