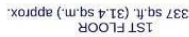


- Shirley Avenue,
York
YO26 5NJ



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, York
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Offers In The Region Of
£294 000

 2  1

Ashtons Estate Agents are delighted to present this beautifully maintained two-bedroom semi-detached home, set on a generous and versatile plot. Perfectly suited as a first-time buy or family home, this property is located in the popular residential area of Acomb, close to the amenities of Boroughbridge Road and Beckfield Lane. It benefits from excellent commuter links and is within walking distance of highly regarded local schools.

Internally, the property features an inviting entrance hall leading to a bright and tastefully decorated reception room. The large bay window to the front allows natural light to flood the space, creating a warm and welcoming atmosphere. The sleek, modern kitchen is equipped with a range of light gloss wall and base units, complemented by ample worktop space. Beyond the kitchen is the substantial conservatory, offering versatile space that could serve as a dining area, snug, or playroom. French patio doors provide access to the garden, perfect for outdoor entertaining.

On the first floor, you'll find two well-proportioned bedrooms. The master bedroom benefits from built-in storage with sliding doors, and the bay window provides a peaceful spot to relax and unwind. The modern, neutrally toned three-piece bathroom, complete with an electric shower, completes this floor.

Externally, the property boasts a spacious driveway providing off-street parking for multiple vehicles. To the rear, the generous garden features a combination of lawn, patio, and decking areas, offering plenty of outdoor space to enjoy. The garage has been thoughtfully converted into a versatile area that could function as an office, gym, an a separate entertaining space with bifold doors, a bar and snug, ideal for enjoying your own private retreat or hosting family gatherings.

