

property on behalf of the vendor.

- ## Council Tax Band - B

Acomb, York YO26 5NH



With every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other items are approximate. If included in the plan the gatekeepers will count part of the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

Made with AutoCAD 2005



Wheatlands Grove, Acomb, York, YO26 5NH

Wheatlands Grove
Acomb, York
YO26 5NH

£290,000

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Located in the popular residential area of Acomb, this well-maintained two-bedroom semi-detached house is ideally positioned close to a wide range of local amenities, including shops, eateries, and excellent bus links to York City Centre. A successful rental property for many years, it is now offered to the market with no onward chain - making it a fantastic opportunity for first-time buyers or investors.

Internally, the property comprises an entrance hall leading to a spacious living room at the front of the house. A large bay window allows natural light to flood the room, highlighting the modern décor and wood-effect flooring. To the rear is an updated kitchen, featuring a stylish range of sage green wall and base units, complemented by stone-effect worktops and splash backs. The kitchen includes integrated appliances, with additional space for freestanding white goods. Off the kitchen is a convenient downstairs W.C.

Upstairs, the property offers two generous double bedrooms, with the principal bedroom benefitting from built-in storage. A modern three-piece family bathroom completes the internal accommodation.

Externally, the home enjoys both front and rear gardens, driveway parking, and a detached single garage set back from the property. The enclosed rear garden features lawn and patio areas, ideal for outdoor entertaining or relaxing.

A substantial home in a convenient location, offered with no onward chain. Early viewing is highly recommended.

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