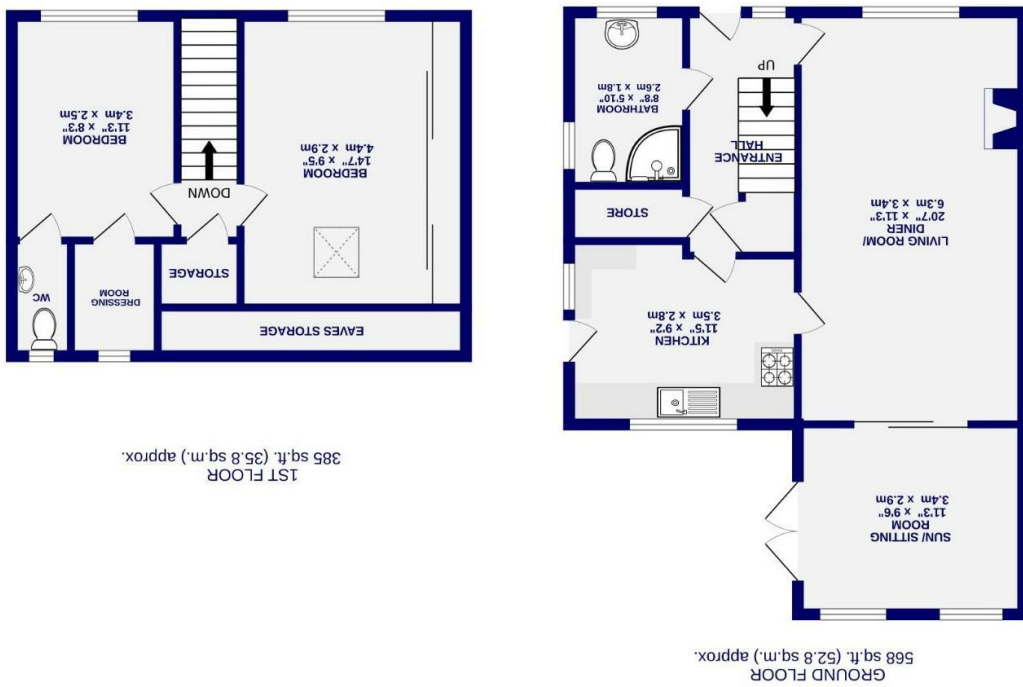


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- Detached Dormer Bungalow
- Immaculately Presented
- Convenient Location
- Two Double Bedrooms
- Modern Shower Rooms
- Front & Rear Gardens
- EPC D

Freehold  
Council Tax Band - C

Runswick Avenue  
Acomb, York  
YO26 5PP



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.

**TOTAL FLOOR AREA: 953 sq.ft. (88.6 sq.m.) approx.**





Runswick Avenue  
Acomb, York  
YO26 5PP

Offers Over £300,000

 2  1

Tucked away on a quiet cul-de-sac just off Beckfield Lane, this beautifully presented two double bedroom detached house offers spacious and flexible accommodation in the ever-popular Acomb area, to the west of York. Ideally located, the property is within walking distance of a range of local shops and amenities on Front Street, enjoys regular bus links to the city centre, and provides excellent access to the outer ring road for commuting further afield.

The accommodation is both stylish and practical, with a welcoming entrance hall leading into a bright and generously sized lounge/dining room that offers ample space for both relaxation and entertaining. To the rear, a conservatory opens onto the garden, bringing in natural light and providing a lovely year-round living space. The modern fitted kitchen features an array of newly fitted wall and base units, complemented by attractive worktops and offering space for freestanding appliances. Also on the ground floor is a contemporary shower room and a useful store room. Upstairs, there are two well-proportioned double bedrooms, a separate WC (with plumbing in place for conversion to a full bathroom if desired), and a versatile dressing room.

Externally, the property continues to impress. To the front is a landscaped garden with driveway parking leading to a detached garage. The rear garden is low maintenance and neatly paved, offering privacy and a peaceful retreat.

Council Tax Band- C

