

property on behalf of the vendor.

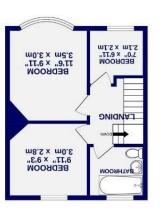
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

- EbC LBC
- Sought After Location
 - Uninterupted Views
 - tol9 leitnetadu2 •
- Ground Floor Shower Room And WC
- Generous Kitchen And Utility Room
 - Quiet Cul-De-Sac
 - Two Reception Rooms
 - Three Bedrooms
 - Semi-Detached Family Home

O - bned xeT lionuoO Freehold

YOS6 5RB

Acomb, York Sherwood Grove





GROUND FLOOR 694 sq.ft. (64.4 sq.m.) approx.

320 sd.ft. (32.5 sq.m.) approx.



Sherwood Grove Acomb, York YO26 5RB

Offers Over £300,000



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Positioned in the popular residential area of Acomb, just off Beckfield Lane, is this three bedroom semi-detached family home. Set on a generous plot with countryside views, the property is within walking distance of a variety of local amenities, excellent bus connections to York city centre, the ring road, and Manor Church of England Academy.

This has been a much-loved home that now requires modernisation and offers exciting potential for development and extension (subject to the relevant planning permissions).

Upon entering the welcoming entrance hall, the home's potential is immediately apparent. To the right is a bright living room featuring a traditional bay window that fills the space with natural daylight. At the centre of the home is a second reception room, leading to a substantial kitchen, a generous utility room, and then onto a shower wet room with WC. Access to the rear garden is via the utility area.

To the first floor are two double bedrooms and a single bedroom. The two front bedrooms benefit from wonderful, uninterrupted views across open countryside. A house bathroom completes the accommodation on this floor.

Externally, the front of the property offers driveway parking for multiple vehicles and a mature planted garden area. To the rear is a large, elongated garage and a brick-built workshop, all nestled within the substantial plot.

This property presents a phenomenal opportunity for a family to modernise and create a long term home in a desirable setting. A viewing is essential to fully appreciate the space, potential, and stunning location.

Council Tax Band - C



















