

property on behalf of the vendor.

- Freehold
Council Tax Band - C

588 sq.ft. (54.6 sq.m.) approx.

GROUND FLOOR

1ST FLOOR

422 sq.ft. (39.2 sq.m.) approx.

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£365,000



Located in the popular residential area of Acomb, to the west of York, is this well presented three bedroom semi detached home. Lovingly updated by the current owner in recent years, the property is ready for immediate occupation and would suit a variety of buyers, including first time purchasers, families, or investors.

The Paddock is ideally positioned just off Boroughbridge Road and offers easy access to a wide range of local amenities including shops, eateries, and excellent public transport links to York City Centre and beyond.

Internally, the home comprises a small entrance hall which opens into a bright and airy living room at the front of the property. French doors lead from here into a separate dining area overlooking the south facing rear garden, allowing for plenty of natural light throughout the day. Completing the ground floor is a modern fitted kitchen featuring a range of classic shaker style wall and base units, providing ample storage and worktop space, along with a selection of integrated appliances.

To the first floor are two well-proportioned bedrooms, both offering useful storage, along with a larger than average three piece family bathroom.

The property sits on a generous plot and enjoys an elevated position compared to surrounding homes. The south-facing rear garden is mainly laid to lawn with a patio seating area and mature flowerbeds, offering a private and well-maintained outdoor space. To the front and side of the property is driveway parking, which leads to a single detached garage with an up and over door, set back from the house.

A well-cared-for home in a sought-after location - early viewing is highly recommended.

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