

23 Sunningdale Close,
York, North Yorkshire YO26 5PD

Guide Price £284,000

BISHOPS
PERSONAL AGENTS

Are you looking for a superbly presented, semi-detached property, with a stylish modern twist, situated in a quiet cul-de-sac, on the edge of the very popular location of Acomb? Then look no further than this excellent modern home.

Welcome to Sunningdale Close!

Bishops Personal Agents offer for sale a fabulous two-bedroom town house, set over two floors on the fringes of one of York's most popular locations, just to the south/west of York in Acomb, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. Located on a quiet street, this property has been updated and cherished by the current owner, with a contemporary feel throughout and will appeal to a variety of purchasers including first-time buyers, professional couples, small families and those looking to retire. Also, with the benefit of gas central heating and full double glazing, in brief comprises; Side entrance door, opening into the spacious living room, the focal point being the feature wall, with a wall mounted tv point and French doors leading out into the garden, letting in lots of natural light. Passing the stairwell, we find a stylish modern fitted grey kitchen, with granite worktops and a range of integral appliances completing the ground floor. From the first-floor landing, are two well-proportioned bedrooms, plus a contemporary family bathroom. Externally to the front, a low maintenance garden area with ample space for parking, in front of the detached garage in a row of two, perfect for a car/cycle enthusiast or as a workshop. To the rear via a side access gate, a south facing fenced garden with a paved patio and a raided decking area, covered with a pergola, perfect for those who like outside entertaining throughout the year, a pond and a garden shed. In summary, this stylish home in the very popular "Beckfield Lane" location, provides an exceptional opportunity to secure a property that is both charming and contemporary. Easy access is found close by into York and afar via the local bus service and good road links to Harrogate and Leeds. Please do arrange to view this property as soon as possible, not to miss out on this excellent home.

Acomb is a popular leafy suburb of York within walking distance of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrison's Supermarket. There are state and independent schools close by and the area is served by a frequent bus service. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendor of the York Minster to the vibrant night life of the City Centre, theatre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London.







Living Room
19' 5" x 11' 6" (5.91m x 3.50m)
Side door leading to the living room. Double glazed French doors and windows to the rear aspect, feature wall with wall mounted television point*, down lighting and radiator*. Stairs to the first floor and under stairs storage. Door leading to...

Kitchen
11' 6" x 7' 9" (3.50m x 2.36m)
Fitted with a range of grey modern wall and floor units with matching granite work surfaces over, steel sink with mixer tap. Integral appliances include Neff double electric ovens *, induction hob* and extractor hood*. Space for an upright fridge/freezer, plumbing for a washing machine*, down lighting and double glazed windows to the front aspect.

First Floor Landing
Storage cupboard and loft hatch. Doors leading to...

Bedroom 1
11' 6" x 9' 10" (3.50m x 2.99m)
Double glazed windows to the rear aspect, alcove cupboard, wall mounted tv point*, down lighting and radiator*.

Bedroom 2
11' 6" x 9' 2" (3.50m x 2.79m)
Double glazed windows to the front aspect, wall mounted tv point*, down lighting and radiator*.

Bathroom
7' 11" x 5' 5" (2.41m x 1.65m)
Bathroom in white: Suite comprising, bath with mixer taps and shower head, walk in shower cubicle with mains shower*, wash hand basin with mixer tap set in a vanity unit, low level wc, double glazed window to side aspect, down lighting and heated rail*.

Outside
Externally to the front, a low maintenance garden area with ample space for parking, in front of the detached garage in a row of two, perfect for a car/cycle enthusiast or as a workshop. To the rear via a side access gate, a south facing fenced garden with a paved patio and a raided decking area, covered with a pergola, perfect for those who like outside entertaining throughout the year, a pond and a garden shed.

Garage
Garage with power and lighting. Up and over door. Side door leading to the front garden area.

Agents Note
EPC Rating TBA. Council tax band B.

Broadband supplier: BT Full fibre broadband.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: Octopus Energy.
Electricity supplier: Octopus Energy.

















Energy performance certificate (EPC)

23 Sunningdale Close YORK YO26 5PD	Energy rating **C**	Valid until:	**1 September 2036**
		Certificate number:	**0636-3021-6600-0089-6202**

Property type	Semi-detached house
Total floor area	60 square metres

Rules on letting this property

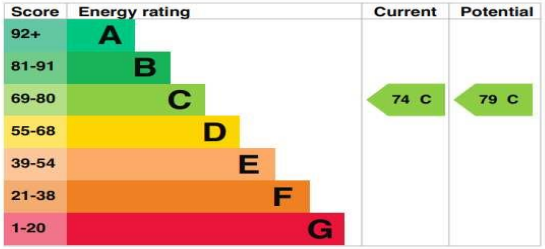
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

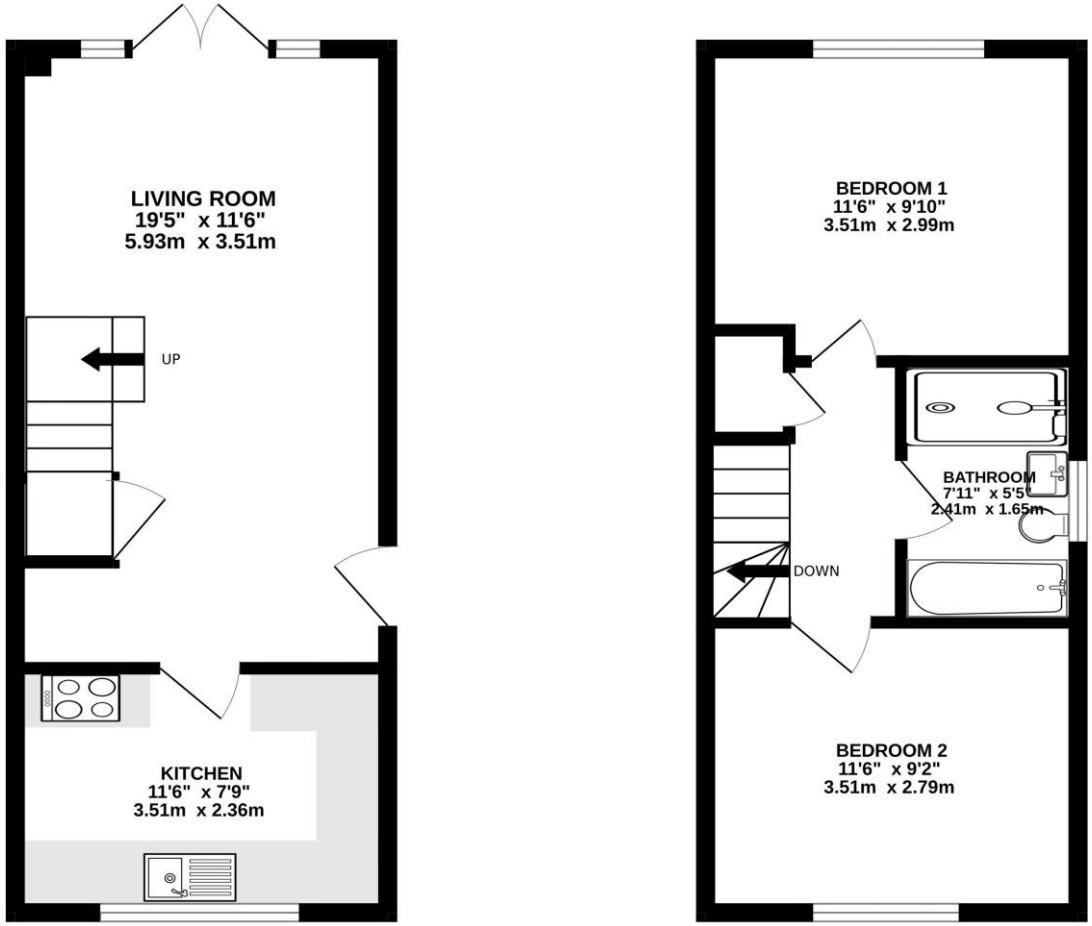
the average energy rating is D
the average energy score is 60

Bishops Personal Agents
Tel: D: 01904 375376 M: 07497393391
13 Grayshon Drive York North Yorkshire YO26 5RG
paul.atkinson@bishopspa.com
www.bishopspa.com

BISHOPS
PERSONAL AGENTS

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.

1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 or efficiency can be given.
Made with Metropix ©2026

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.