



67 Almsford Drive,
York, North Yorkshire YO26 5NR

Guide Price £339,950


BISHOPS
PERSONAL AGENTS

Are you looking for a family home with substantial gardens? Then this superb house could be just for you! Bishops Personal Agents offer for sale just a short distance out of the city of York, an excellent semi-detached family home. Offering the best in city suburb living, located in a quiet street 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 Church of England School and the vibrant Acomb shopping centre close at hand. This property will be very popular with professional couples, families and those looking to retire. Another great thing about this house is that there is still further potential to add your own stamp and style and convert the attic space or by extending to the side over the garage. Benefiting from double glazing and gas central heating, briefly comprises; Entrance porch and door, leading into the hallway, with a staircase to the first floor. Doors leads us into the reception rooms, where to the right, we find the spacious bay fronted living room, with a feature fireplace containing a wood burning stove, which in turn opens to the dining area with ample space for a table and chairs and onwards into a handy conservatory, with a patio door leading to the garden. We also find a kitchen, with a range of modern red fitted units, including some integral appliances. From the first-floor landing are three well-proportioned bedrooms and a modern bathroom. Externally to the front a walled garden area and driveway, providing ample off-street parking in front of the attached garage, perfect for a car/cycle enthusiast or as a workshop. There is also a utility/cloakroom and access to the garden. To the rear we find the fabulous gardens, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces and a raised paved patio area, perfect for pottering or simply relaxing on summer evenings. This house will also particularly appeal to those for whom location within this popular area is crucial and easy access to the York city centre and the outer ring road. Please do view this excellent property as soon as possible, not to miss out!

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 splendour 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 with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Entrance door to the hallway, window to side aspect, and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

23' 1" x 12' 1" (7.03m x 3.68m) Into bay
Double glazed bay windows to front aspect, feature fireplace with a multi fuel stove*, ceiling coving, dado rail, tv point* and radiator*. Opening to...

Dining Area

Windows to rear aspect, ceiling coving and radiator*. Door leading to...

Conservatory

9' 7" x 6' 4" (2.92m x 1.93m)
Double glazed conservatory, with patio door leading to the garden.

Kitchen

13' 10" x 7' 4" (4.21m x 2.23m)
Fitted kitchen with a modern range of wall and base units with matching work surface over, incorporating ceramic sink with mixer taps, breakfast bar, integral appliances include an electric oven*, 5 x gas hobs*, extractor hood over*, dishwasher*, double glazed windows to rear aspect and radiator*. Door leading to...

First Floor Landing

Double glazed window to side aspect. Doors leading to...

Bedroom 1

15' 0" x 11' 1" (4.57m x 3.38m) Into bay
Double glazed bay windows to front aspect and radiator*.

Bedroom 2

11' 0" x 10' 8" (3.35m x 3.25m)
Double glazed windows to rear aspect and radiator*.

Bedroom 3

9' 0" x 7' 7" (2.74m x 2.31m)
Double glazed windows to front aspect and radiator*.

Bathroom

8' 3" x 7' 5" (2.51m x 2.26m)
Modern white three piece suite comprising; A bath with mixer taps and shower head attachment, pedestal wash hand basin with mixer tap, low level wc, double glazed windows to rear and aspects and heated rail*.

Garage

24' 3" x 8' 10" (7.39m x 2.69m)
Garage with power and lighting and door leading to the garden. Sliding door leading to...

Utility room/Cloakroom

5' 8" x 5' 6" (1.73m x 1.68m)
Matching work surface, incorporating ceramic sink with mixer taps, wall mounted boiler*, low level wc, plumbing for a washing machine*, windows to rear aspect and heated rail*.



Outbuilding

12' 11" x 9' 6" (3.93m x 2.89m)

Upvc door, windows to side and rear aspects, power and lighting*.

Outside

To the front of the property there is a walled garden area and a driveway leading to the attached garage. To the rear is a fabulous fenced and hedged garden, with a raised paved patio area, perfect for outside entertaining, shrub borders and a garden shed. There is also a handy outbuilding, perfect as a workshop.

Agents Note

Epc rating C, Council tax band C.

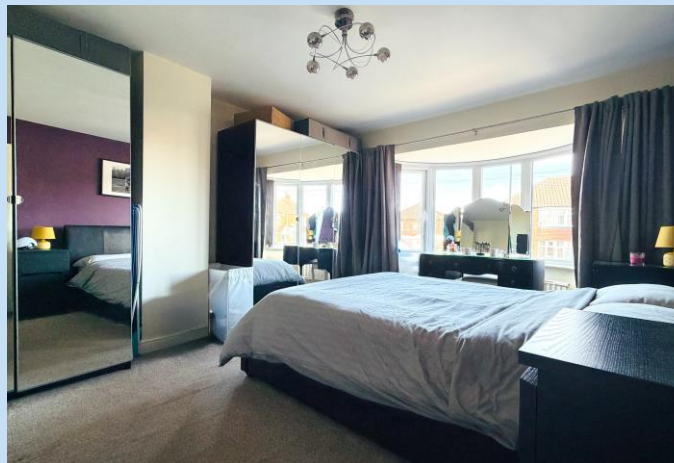
Broadband supplier: The One Full Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

67, Almsford Drive
YORK
YO26 5NR

Energy rating

C

Valid until:

3 December 2027

Certificate number:

8353-7322-5989-6574-5902

Property type

Semi-detached house

Total floor area

76 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

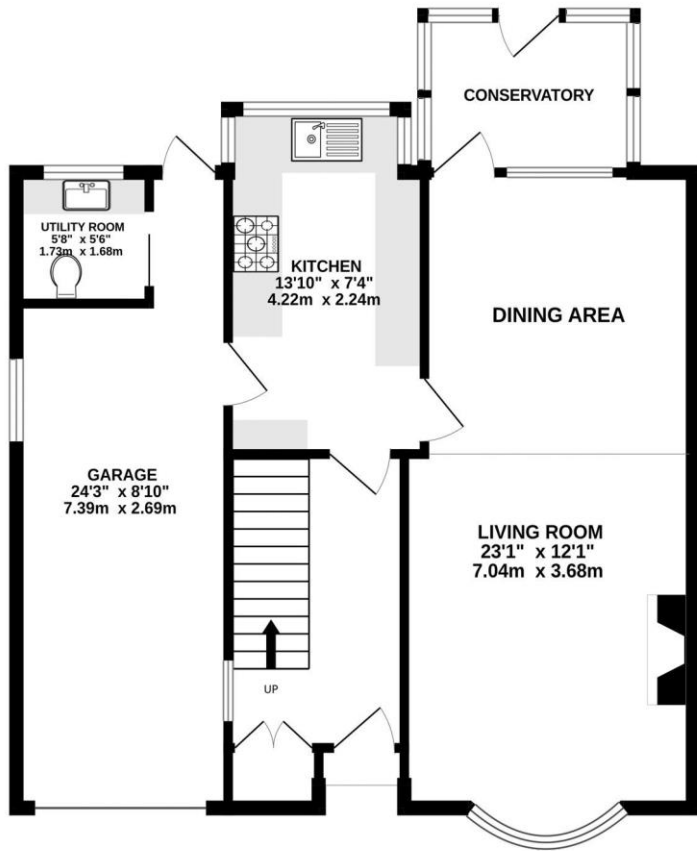
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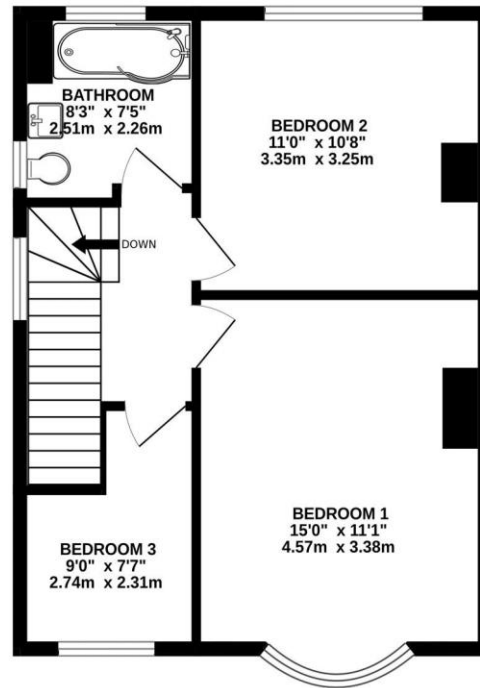
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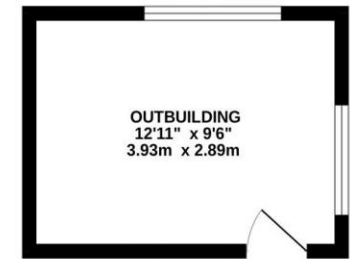
GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR
122 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 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.

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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.