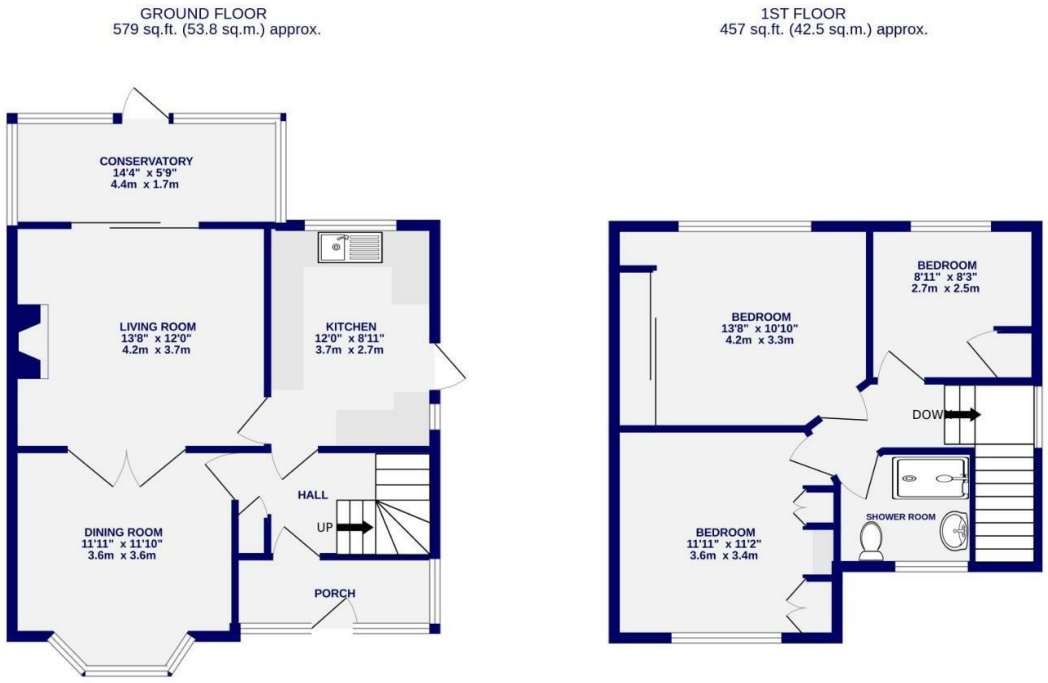


Grange Lane
Acomb, York
YO26 5DR

Freehold
Council Tax Band - D

- No Chain
- In Need Of Modernisation
- Walking Distance Acomb Front Street
- Approximately 134ft Rear Garden
- Detached House
- Three Double Bedrooms
- Driveway and Garage
- Opportunity For Further Development Subject to Planning
- EPC D



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

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Offers Over £400,000

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A traditional three bedroom detached home set on a generous plot with an impressive rear garden extending to approximately 134 feet in length. Requiring renovation throughout, the property offers an excellent opportunity for buyers to modernise and create a superb family home in this well regarded residential location.

The accommodation begins with a front porch leading into a central entrance hallway. To the front is a dining room with a bay window, which opens through double doors into the main living room. The living room features a fireplace and sliding patio doors that lead into a rear conservatory overlooking the garden. Completing the ground floor is a fitted kitchen with access to the rear.

To the first floor are three well proportioned double bedrooms and a family bathroom.

Externally, the property stands behind a front garden with driveway providing off street parking and access to a detached garage with an attached outside WC. To the rear is a substantial garden extending to around 134 feet, offering excellent outdoor space and further potential for landscaping or extension, subject to the necessary permissions.

Offered with scope for full renovation, this is a rare opportunity to acquire a detached home with a large garden in a popular part of York.



















