



11 Almsford Drive,
York, North Yorkshire YO26 5NR

Guide Price £535,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale just a short distance out of the city of York, a fantastic opportunity to purchase a substantial and extended five-bedroom 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 C of E and the Acomb shopping centre close at hand. This excellent property, spread over three floors, has been updated and extended by the current owners, offering a balance of stylish and charming features in one of York's most popular locations. Ideal for families, this property will be very popular. The ground floor accommodation comprises; Entrance porch and hallway with a staircase to the first floor. Doors lead us into the reception rooms. To the right, we find the cosy bay fronted living room, the focal point being the feature cast iron gas stove. French doors then open into the heart of the house, to the fabulous open plan living space, with a modern fitted white kitchen including a breakfast bar and a range of integrated appliances, plus ample space for a table and chairs, there are also two sky lights, bathing the areas with natural light. This versatile living space is perfect for family living and those who like entertaining and dinner parties. French doors lead out into the garden. Leading on from the kitchen we also find a downstairs cloakroom, handy utility and front storage to complete the ground floor. From the first-floor landing are four well-proportioned bedrooms, the principal built over the side extension, including a dressing area with built in wardrobes and its own en-suite shower room. The single bedroom is perfect as an office for those working from home and a family bathroom completing this floor. A further staircase leads to the second floor, where the fifth bedroom can be found, just right for a teenager or visitors to stay over, this is a substantial and versatile space, featuring lots of built-in storage cupboards. Externally to the rear of the property, we find a sunny aspect West facing enclosed fenced garden laid to lawn, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers, plus paved patio areas, perfect for outside entertaining. We also find outbuildings, currently used as storage and a covered garden room, plus an entertainment space "sun room" overlooking the gardens, this multi function space, is just right for an extra room or getting away from it all on summer evenings. To the front we find ample off-street parking on a block paved driveway leading to the front of the house. In summary, this excellent substantial family home, provides an exceptional opportunity to secure a home in the very popular location of Acomb. Ideally placed for the commuter, lying approximately four miles from York city centre, with regular bus routes and within easy reach of the York outer ring road and the Poppleton station. An early internal inspection is highly recommended to fully appreciate this fabulous 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 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 Porch

Upvc door and double glazed windows to front and side aspects. Door leading to...

Entrance Hall

Door into the hallway, double glazed window to side aspect, ceiling coving, storage cupboard and radiator*. Stairs leading to the first floor. Doors leading to...

Kitchen/Diner

24' 9" x 22' 5" (7.54m x 6.83m)

Fabulous open plan kitchen/living area, with a range and fitted white base and wall mounted units with matching work preparation surfaces over, island and breakfast bar, inset ceramic drainer sink with mixer taps, integral appliances include range cooker*, extractor hood*, dishwasher* and fridge*. Space for an American style fridge, sky lights, double glazed windows to side and rear aspects, plus French doors to the rear garden. Ample space for a table and chairs, down lighting and radiators*. Doors leading to....

Living Room

26' 5" x 11' 3" (8.05m x 3.43m) Into bay Double glazed bay windows to the front aspect, feature brick fireplace with a cast iron gas stove*, tv point* and radiators*. Doors opening to...

Sun Room

12' 1" x 9' 5" (3.68m x 2.87m)

French doors to the rear aspect, double glazed windows to the side aspect and sky lights.

Utility room

8' 5" x 8' 2" (2.56m x 2.49m)

Handy utility with a a range of wall and floor units, door to the side aspect, wall mounted boiler*, plumbing for a washing machine* and space for a dryer. Door leading to...

Cloakroom

5' 6" x 2' 7" (1.68m x 0.79m)

Pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc and radiator*.

First Floor Landing

Stairs to the second floor. Doors leading to...

Bedroom 1

21' 9" x 8' 9" (6.62m x 2.66m)

Double glazed bay windows to front aspect, ceiling coving, tv point* and radiator*. Opening into the dressing room, with built in wardrobes and a storage cupboard. Door leading to...

En-suite

8' 9" x 3' 5" (2.66m x 1.04m)

Modern white three piece suite comprising: Shower cubical with mains shower, pedestal wash hand basin with mixer tap, low level wc, double glazed windows to rear and aspect, down lighting and radiator*.

Bedroom 2

14' 3" x 11' 2" (4.34m x 3.40m)

Double glazed bay windows to front aspect, built in cupboards, ceiling coving, tv point* and radiator*.



Bedroom 3

11' 7" x 8' 5" (3.53m x 2.56m)

Double glazed windows to rear aspect, ceiling coving, alcove cupboard, tv point* and radiator*.

Bedroom 4

7' 4" x 7' 3" (2.23m x 2.21m)

Double glazed windows to front aspect, ceiling coving and radiator*.

Bathroom

7' 10" x 5' 3" (2.39m x 1.60m)

Modern white three piece suite comprising: Bath with mixer taps and shower head, pedestal wash hand basin with mixer tap, low level wc, double glazed windows to rear and aspect, down lighting and radiator*.

Second Floor Landing

Door leading to...

Bedroom 5

14' 6" x 14' 2" (4.42m x 4.31m)

Converted attic space with sky lights to front and rear aspects, tv point*, storage cupboards, eaves storage and radiator*.

Outside

Externally to the rear of the property, we find a sunny aspect West facing enclosed fenced garden, laid to lawn, with well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers, plus paved patio areas, perfect for outside entertaining. We also find outbuildings, currently used as storage and a covered garden room plus an entertainment space "sun room" overlooking the gardens, just right for getting away from it all on summer evenings. To the front we find ample off-street parking on a block paved driveway leading to the front of the house.





Energy performance certificate (EPC)

11 Almsford Drive
YORK
YO26 5NR

Energy rating

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Valid until:

11 March 2036

Certificate number:

6436-6027-9600-0009-0296

Property type

Semi-detached house

Total floor area

158 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>).

Bishops Personal Agents

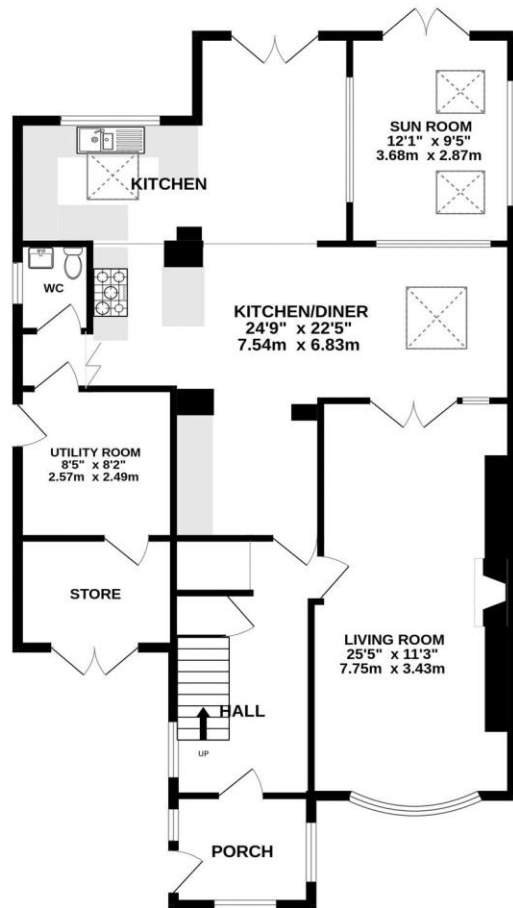
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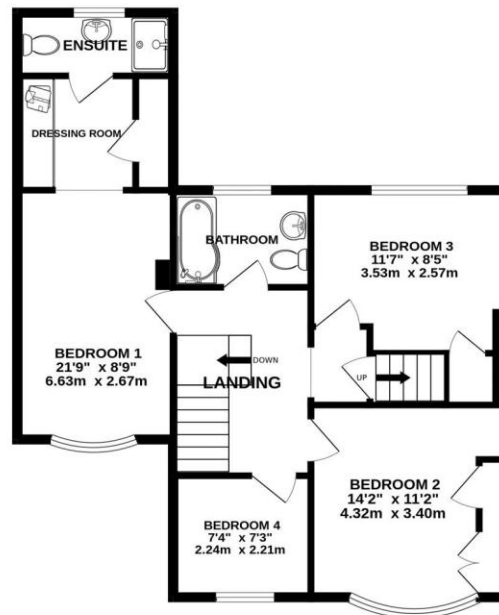
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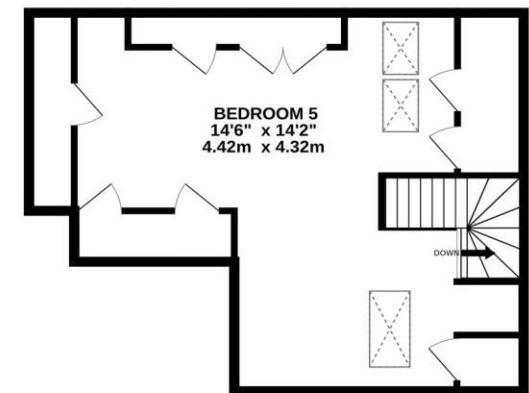
GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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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