



11 Danebury Crescent,
York, North Yorkshire YO26 5EH

Guide Price £275,009


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PERSONAL AGENTS

Bishops Personal Agents offer for sale this fabulous well-presented two-bedroom semi-detached bungalow. Offering the best in city suburb living, located in a very quiet cul-de-sac, 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 and the Acomb shopping centre close at hand. With its lovely gardens and superb presentation, this bungalow will be very popular for a variety of buyers including singles, couples and those looking to retire into their forever home. Another great thing about this bungalow, is that there is potential to put your own stamp and style, including extending to the rear creating an open plan living space. The ground floor accommodation comprises; Side entrance door takes us into the modern fitted kitchen, with a range of white units and some integral appliances. Then onwards into the inner lobby, which leads us into the reception rooms. To the front we find the bay fronted living room, the focal point being the modern feature fireplace, with a marble hearth and inset gas fire, there are also quality fitted alcove cupboards and shelving to the side. The central lobby also leads into two good- sized bedrooms and a modern shower room completing the home. Externally to the front, we find a fenced and open garden area, with a driveway providing ample off-street parking, leading to the detached garage. Whilst gated side access, leads to the rear of the property, where we find a lovely fenced and hedged garden, laid to lawn with a patio area, just right for outside entertaining. For those who like pottering and relaxing in the gardens, we find perennials and flowering plants, perfect for green fingered buyers. To further compliment the garden, we also find a greenhouse. Please do arrange to view this property as soon as possible, not to miss out on this quality, yet charming 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.



Living Room

15' 1" x 11' 1" (4.59m x 3.38m)

Double glazed bay windows to the front aspect, feature fireplace with modern surround. marble hearth and inset gas fire*, alcove cupboards and shelving, ceiling coving, tv point* and radiator*.

Kitchen

9' 5" x 8' 10" (2.87m x 2.69m)

The kitchen is fitted with a range of white wall and base units, matching worktops over, incorporating a steel sink with mixer taps. Integral appliances include an electric oven*, 4 x gas hob*, extractor fan*, cupboard housing boiler*, plumbing for a washing machine*, double glazed windows to the rear and side aspects and radiator*. Upvc door to the outside. Door leading to...

Inner Lobby

Inner lobby with loft access and radiator*. Doors leading to...

Bedroom 1

12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed windows to the rear aspect, ceiling coving, corner cupboard and radiator*.

Bedroom 2

9' 7" x 7' 8" (2.92m x 2.34m)

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

Shower Room

6' 9" x 5' 8" (2.06m x 1.73m)

Modern white three piece suite comprising; Shower cubicle with mains shower*, pedestal wash hand basin with mixer tap, low level wc, double glazed window to side aspect and heated towel rail*.

Outside

Externally to the front, we find a fenced and open garden area, with a driveway providing ample off-street parking, leading to the detached garage. Whilst gated side access, leads to the rear of the property, where we find a lovely fenced and hedged garden, laid to lawn with a patio area, just right for outside entertaining. For those who like pottering and relaxing in the gardens, we find perennials and flowering plants, perfect for green fingered buyers. To further compliment the garden, we also find a greenhouse.

Garage

17' 1" x 8' 4" (5.20m x 2.54m)

The garage has an up and over door, door to the side and window to the rear.

Agents Note

EPC Rating D. Council tax band B.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.







Energy performance certificate (EPC)

11 Danebury Crescent
YORK
YO26 5EH

Energy rating

D

Valid until: **5 August 2036**

Certificate number: **0546-3065-9208-2556-2200**

Property type

Semi-detached bungalow

Total floor area

51 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).

Energy rating and score

This property's energy rating is D. 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

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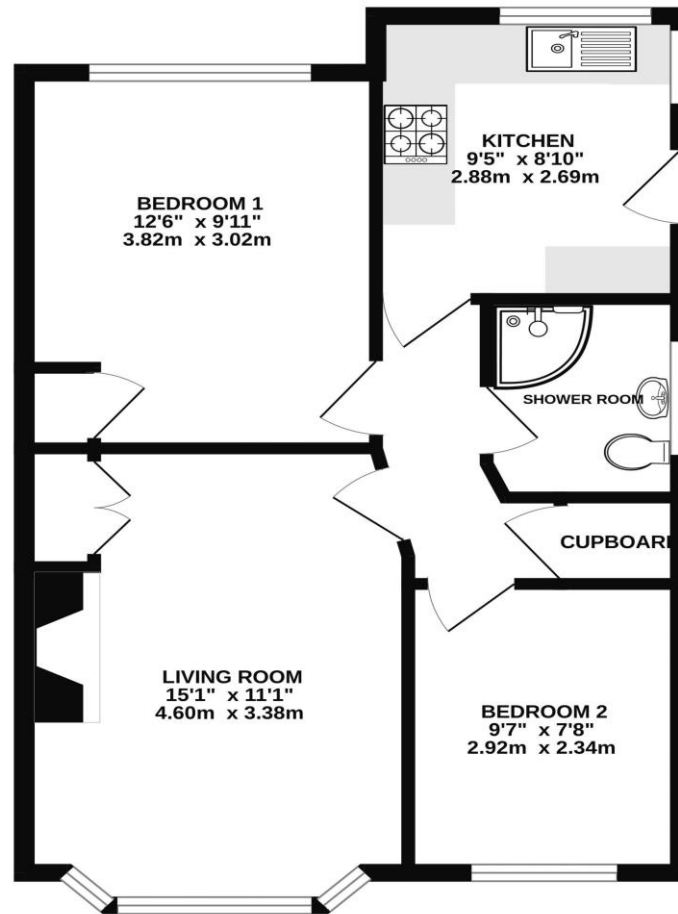
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GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.7 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

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