



2 Blossom Court, Acomb
York, YO24 3FQ

Guide Price £155,250


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PERSONAL AGENTS

Bishops Personal Agents offer for sale just a short distance out of the city of York, a fantastic opportunity to purchase a three-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 and the Acomb shopping centre close at hand. This property is on a 45% ownership scheme, to help enable people to buy a property in their local area and there is also a further opportunity to purchase the full 100% if required. Spread over two floors, this lovely home, has been updated cosmetically by the current owner, offering a balance of stylish and charming features in one of York's most popular locations. Ideal for a variety of purchasers, including first-time buyers, single professionals, couples and those looking for a family home. The ground floor accommodation comprises; Entrance hallway with a staircase to the first floor. Doors lead us into the reception rooms. To the front we find the spacious cosy living room. Then to the rear, into the heart of the house, a fabulous open plan kitchen-dining room, featuring a range of modern fitted grey kitchen units, containing a full compliment of integrated appliances, plus ample space for a table and chairs. This versatile living space is perfect for family living and those who like entertaining and dinner parties. Patio doors lead out into the garden. Also from the hallway, is a downstairs cloakroom completing the ground floor. From the first-floor landing are three well-proportioned bedrooms, the principal with its own en-suite shower room. The single bedroom is perfect as an office space, for those working from home and a family bathroom completing this home. Externally to the rear of the property, we find an enclosed fenced garden laid to lawn, plus a raised decking area, just right for outside entertaining, plus a garden shed. To the side is ample off-street parking on paved driveway and gated access to the rear. In summary, this excellent 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 a short stroll to the Acomb shopping parade and amenities. An early internal inspection is highly recommended to fully appreciate this fabulous quality 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 with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Front entrance door leads into the hallway. Double glazed window to the side aspect. Stairs to first floor and radiator*. Doors leading to...

Cloakroom

5' 9" x 3' 1" (1.75m x 0.94m)
Modern white suite comprising; Pedestal wash hand basin with mixer taps, low level wc and radiator*.

Living Room

14' 1" x 10' 11" (4.29m x 3.32m)
Double glazed windows to the front aspect, tv point* and radiator*.

Kitchen/Diner

18' 5" x 13' 2" (5.61m x 4.01m)
Fabulous modern kitchen with a range of grey wall, floor and drawer units with matching worktops over, drainer sink unit with mixer taps, integrated appliances include, electric oven*, 4 x gas hob* with extractor hood over*, fridge/freezer*, dishwasher* and washing machine*. Patio doors leading to the garden, ample space for a table and chairs, down lighting, tv point* and radiator*.



First Floor Landing

Double glazed window to the side aspect, storage cupboard and loft access. Doors leading to...

Bedroom 1

12' 7" x 11' 1" (3.83m x 3.38m)
Double glazed windows to the rear aspect, tv point* and radiator*. Door leading to...

En-suite

8' 2" x 3' 4" (2.49m x 1.02m)
Modern white suite comprising; Shower cubical with mains shower over, pedestal wash hand basin with mixer taps, low level wc, down lighting and heated rail*.

Bedroom 2

11' 1" x 11' 1" (3.38m x 3.38m)
Double glazed windows to the front aspect and radiator*.

Bedroom 3

8' 7" x 6' 10" (2.61m x 2.08m)
Double glazed windows to the rear aspect and radiator*.

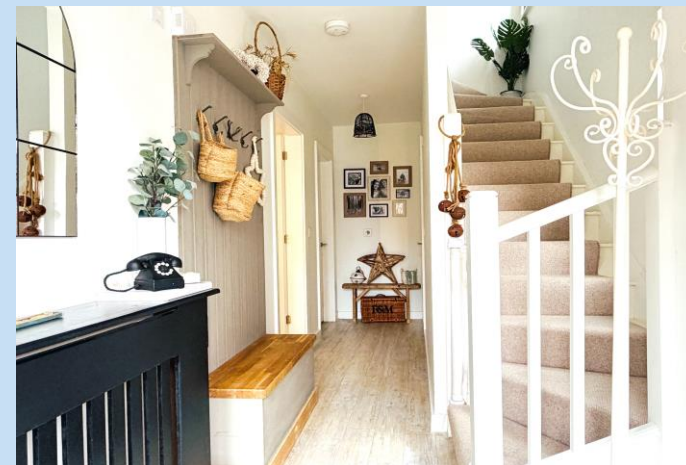


Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)
Modern white suite comprising; Bath with mixer taps and mains shower over, pedestal wash hand basin with mixer taps, low level wc, double glazed windows to the front aspect, down lighting and heated rail*.

Outside

Externally to the rear of the property, we find an enclosed fenced garden laid to lawn, a raised decking area, just right for outside entertaining, plus a garden shed. To the side we find ample off-street parking on paved driveway and gated access to the rear.



Tenure

LEASEHOLD INFORMATION.

Length of lease- 990 years started on the 8th of April 2022. The current monthly charges are broken down as follows: Rent - £527.05 per month. The buildings insurance is £38.32 per month. Ground maintenance is £10.71 per month. Any potential buyer must see a financial advisor to check their eligibility for shared ownership. The above charges are reviewed annually on 1st April. Applicants will need to be approved by the Shape Homes York scheme, completing their online assessment form.

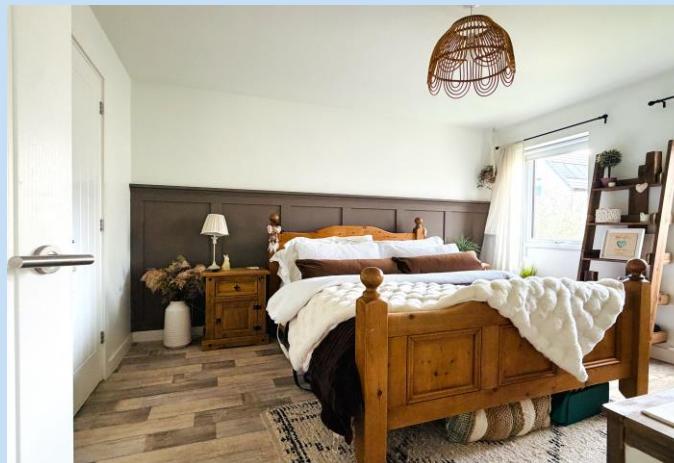
Agents Note

EPC Rating B. Council tax band C.

Broadband supplier: Sky.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: British Gas.
Electricity supplier: British Gas.

This is a leasehold property. This property is on a 45% ownership scheme, to help enable people buy a property in their local area. The property is associated with Shape Homes York scheme. There is potential to purchase more, to a maximum selling price of 100% of the market value, then the freehold is transferred to the buyers.

The property's full value is £345,000, valuation completed by a RICS qualified surveyor, not Bishops Personal Agents.





Energy performance certificate (EPC)

2 Blossom Court
Rosemary Road
York
YO24 3FQ

Energy rating

B

Valid until:

28 February 2032

Certificate number:

2832-9437-3000-0709-3206

Property type

Semi-detached house

Total floor area

94 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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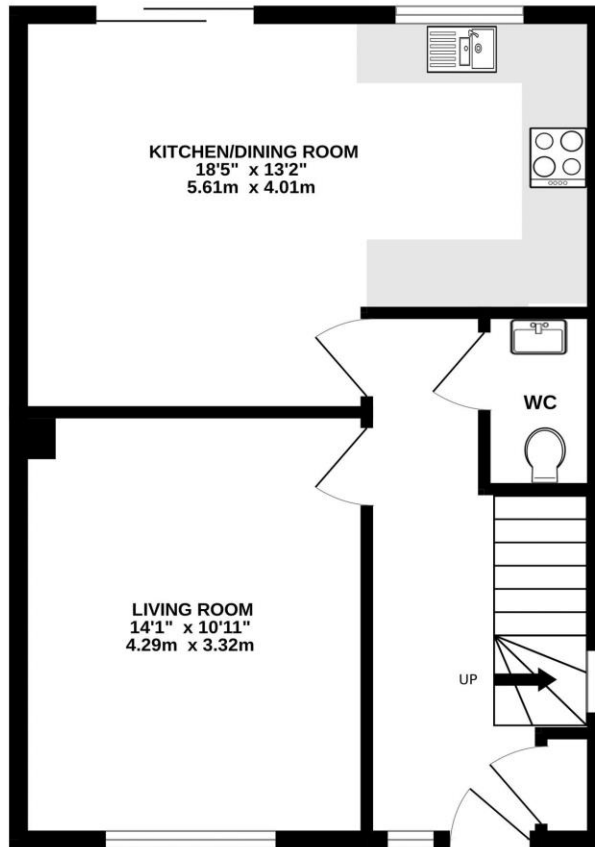
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

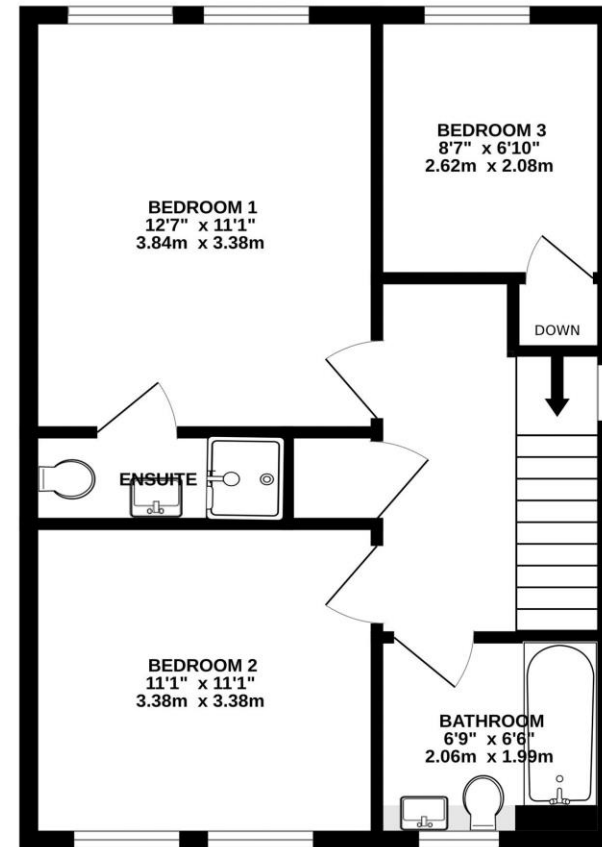
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GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.
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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.