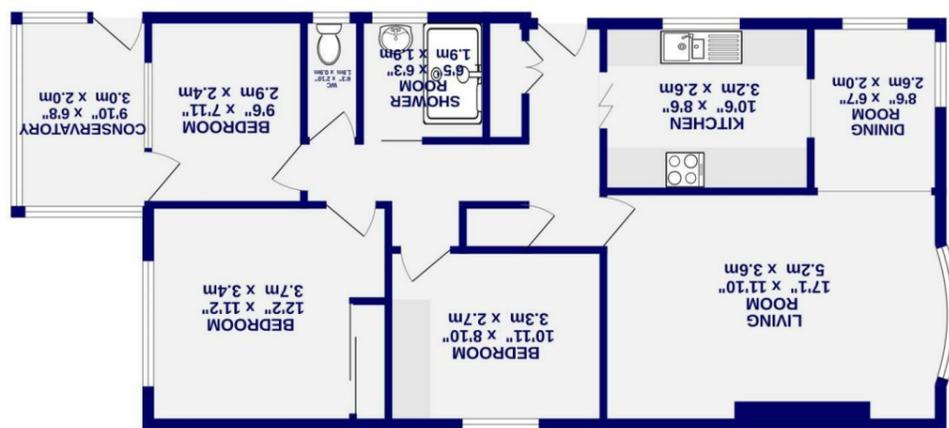


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Sherwood Grove Acomb, York YO26 5RD

Freehold
Council Tax Band - D

- Detached Bungalow
- Three Bedrooms
- Garage & Driveway
- Stunning Open Views Over Fields
- Generous Plot & Garden
- Sought After Residential Setting
- No Onward Chain
- EPC D



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.

TOTAL FLOOR AREA: 884 sq. ft. (82.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. This data is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Sherwood Grove

Acomb, York

YO26 5RD

Offers Over £400,000



Located in the popular residential area of Acomb to the west of York, and within easy reach of local amenities and transport links, is this well-presented three bedroom detached bungalow. Enjoying an open aspect over neighbouring countryside, this lovely home is likely to appeal to a range of buyers, particularly those looking to downsize without compromising on space or surroundings.

Internally, the property offers an entrance hall leading into the generous living room positioned to the front of the home. Filled with natural light from a bay window and further front window, this welcoming space is centred around a feature fireplace. The dining area flows through to the kitchen, which is fitted with a range of shaker-style wall and base units providing ample storage and worktop space, along with a selection of integrated appliances.

Across the hall are three well-proportioned bedrooms, one benefitting from fitted wardrobes and another enjoying access to a bright conservatory overlooking the garden. A shower room and separate WC complete the internal accommodation, with potential to reconfigure if desired.

Externally, the property occupies a generous and private plot, enhanced by mature trees and well-established planting. The rear garden is mainly laid to lawn with raised beds and patio areas, ideal for outdoor seating and dining. A detached garage with a vaulted roof provides valuable storage, with further parking available on the driveway that extends to the front of the property.

Offered with no onward chain, early viewing is strongly recommended.

Council Tax Band D

