

69 Gale Lane,
York, North Yorkshire YO24 3AD

Guide Price £279,000

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Are you looking for a fabulous two-bedroom semi-detached house, in Acomb? Then this charming well-presented home in Gale Lane, could be just for you!

Bishops Personal Agents offer for sale just a short distance out of the city of York, an excellent extended, two-bedroom semi-detached family home with Wonderful ear gardens. Offering the best in city suburb living, located 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 vibrant Acomb shopping centre close at hand. With its stripped wooden floors and a cosy feel throughout, this property will be very popular with a variety of purchasers, including first time buyers, professional couples, families and those looking to retire. Benefiting from double glazing and gas central heating, briefly comprises; Side Entrance vestibule with a staircase to the first floor. Doors lead us into the reception rooms. To the front right, we find the spacious living room, the focal point being the feature fireplace and bay fronted windows, bathing the room with natural light. Forwards from the vestibule into kitchen with a range of modern white units, under stairs storage and a handy utility room. The kitchen looks over and opens into a dining/sitting room with French doors leading out into the garden, this versatile living space is ideal for those who like entertaining and dinner parties. From the stairwell to the first-floor landing, we find two well-proportioned bedrooms and a modern bathroom completing this lovely home. Outside to the front of the house, a low maintenance walled garden area with ample off-street parking on a driveway leading to the detached garage. To the rear the house, we also find generous lawned gardens, which have been well maintained, enhanced with a paved patio area, just right for outside entertaining and well stocked perennials, flowering plants, including apple and plum fruit trees, plus a pond, a garden haven for wildlife and for those green fingered buyers, who like pottering in the garden or simply relaxing on summer evenings. In summary, this superb property provides an exceptional opportunity to secure a home in a very popular location. The house is ideally placed for the commuter, lying just under three miles from York city centre and within easy reach of the York outer ring road, plus there is the Poppleton station not too far away, to take you direct into York, Harrogate and Leeds. An early internal inspection is highly recommended to fully appreciate this charming family 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.







Side Entrance Vestibule
Side entrance door, double glazed window to the side aspect and radiator*. Staircase to first floor accommodation. Doors leading to...

Living Room
15' 0" x 12' 4" (4.57m x 3.76m) Into bay
Double glazed bay windows to the front aspect, window to the side, feature fireplace, picture rail, stripped wood floor, tv point* and radiator*.

Kitchen
10' 1" x 9' 3" (3.07m x 2.82m)
The kitchen is fitted with a range of modern white units with matching work preparation surfaces over, steel sink with mixer taps, electric oven*, electric hob* under stairs storage, space for upright fridge freezer and radiator*. Opening to...

Utility room
5' 10" x 4' 4" (1.78m x 1.32m)
Double glazed window to the side aspect, wall mounted boiler*, plumbing for a washing machine*, space for a dryer, windows to the side aspect and a tiled floor.

Dining Room
12' 11" x 9' 6" (3.93m x 2.89m)
Double glazed French doors leading to the garden, window to the side, stripped wood floor and radiator*.

First Floor Landing
Loft hatch. Doors leading to...

Bedroom 1
15' 1" x 12' 2" (4.59m x 3.71m) Into bay
Double glazed bay windows to the front aspect, window to the side, alcove cupboards and shelving, painted stripped wood floor and radiator*.

Bedroom 2
12' 7" x 10' 7" (3.83m x 3.22m) Into bay
Double glazed bay windows to the side aspect, window to the rear, built in storage cupboard, stripped wood floor and radiator*.

Bathroom
5' 5" x 5' 4" (1.65m x 1.62m)
Modern white suite comprising; Panelled bath with mixer taps and mains shower over*, pedestal wash hand basin with mixer taps set in a vanity unit, low level wc and double glazed window to the rear aspect.

Outside
Outside to the front of the house, a low maintenance walled garden area with ample off-street parking on a driveway leading to the detached garage. To the rear the house, we also find generous lawned gardens, which have been well maintained, enhanced with a paved patio area, just right for outside entertaining and well stocked perennials, flowering plants, including apple and plum fruit trees, plus a pond, a garden haven for wildlife and for those green fingered buyers, who like pottering in the garden or simply relaxing on summer evenings.







Agents Note

EPC Rating D. Council tax band B.

Broadband supplier: Zen full fibre.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: Octopus Energy.
Electricity supplier: Octopus Energy.

This property was purchased by the current owners in 2022.











Energy performance certificate (EPC)

69 Gale Lane YORK YO24 3AD	Energy rating **D**	Valid until:	**14 February 2032**
		Certificate number:	**9456-3013-0202-5122-2200**

Property type	End-terrace house
Total floor area	80 square metres

Rules on letting this property

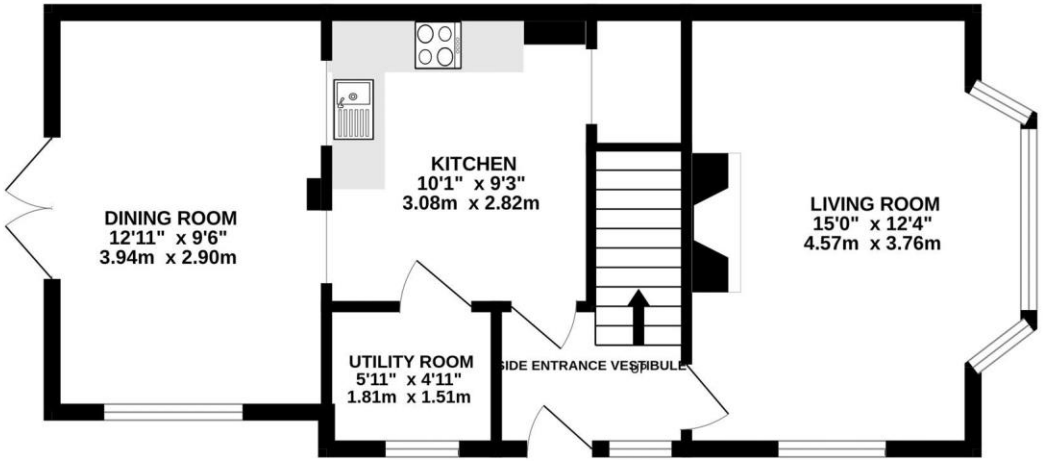
Properties can be let if they have an energy rating from A to E.

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).

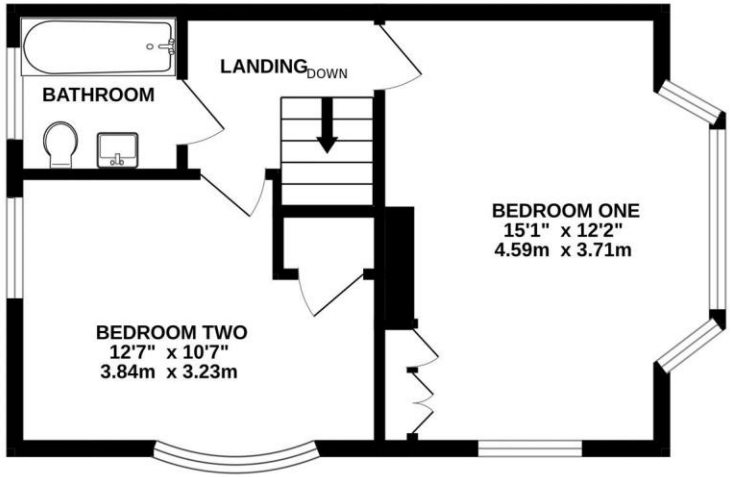
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GROUND FLOOR



1ST FLOOR



69 GALE LANE YO24 3AD

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