



3 Turnberry Drive,
York, North Yorkshire YO26 5QP

Guide Price £279,950


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Are you searching for a beautifully presented semi-detached home with a stylish, modern finish, set within one of York's most desirable locations? Then look no further than this standout property on Turnberry Drive. Bishops Personal Agents are thrilled to offer this superb two-bedroom home, perfectly positioned on the edge of the ever-popular Acomb area, just to the south-west of York. Ideally placed for both convenience and lifestyle, the property benefits from multiple convenience stores just a one-minute walk away, along with frequent bus links providing easy access into York city centre. Excellent road connections also place the outer ring road, Harrogate, and Leeds within easy reach, while well-regarded schools, including Manor C of E, and Acomb shopping centre are close by. Nestled on a quiet residential street, this home has been lovingly updated and maintained by the current owners to create a bright, contemporary living space, ready to move straight into. It will appeal to a wide range of buyers, from first-time purchasers and professional couples to downsizers seeking a stylish yet manageable home. Internally, the property offers a welcoming side entrance hall leading into a spacious bay-fronted living room, complete with an attractive feature fireplace - a perfect space to relax and unwind. To the rear lies the heart of the home, a sleek, modern fitted kitchen with integrated appliances and a breakfast bar, ideal for both everyday living and entertaining. This flows seamlessly into a generous conservatory, offering versatile additional living or dining space, with French doors opening out onto the garden. To the first floor are two generously sized bedrooms, including a principal bedroom with built-in wardrobes, along with a well-appointed family bathroom. Externally, the front of the property features a low-maintenance garden with attractive shrub borders and a block-paved driveway providing ample off-street parking for up to two cars. To the rear, a gated entrance leads to a fantastic-sized enclosed garden, mainly laid to lawn, complemented by a paved patio area - perfect for outdoor entertaining - alongside raised flower beds and a garden shed. In summary, this stylish and well-located home in the highly desirable Beckfield Lane area offers an exceptional opportunity to secure a property that perfectly balances comfort, convenience, and contemporary living. Early viewing is highly recommended - this is not a home to be missed.

Acomb is a popular leafy suburb on the edge of York with easy access of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrisons 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 is 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, 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 Hall

Side entrance door to entrance hall. Door leading into the house.

Living Room

19' 6" x 11' 7" (5.94m x 3.53m)

Double glazed bay windows to front aspect, feature modern style fireplace with a marble hearth, ceiling coving, tv point*, under stairs storage and radiator*. Staircase to first floor accommodation. Door leading to...

Kitchen/Breakfast Room

11' 7" x 7' 11" (3.53m x 2.41m)

The kitchen is fitted with a range of modern base and wall mounted units with matching work preparation surfaces over, steel sink with mixer taps, electric oven and grill *, 5 x gas hob with extractor hood*, breakfast bar, plumbing for washing machine*, double glazed windows to side and rear aspects and radiator*. Door leading to....

Conservatory

110' 8" x 10' 8" (33.71m x 3.25m)

Double glazed conservatory with French doors leading to the garden and radiator*.



First Floor Landing

Loft hatch. Doors leading to...

Bedroom 1

11' 8" x 11' 3" (3.55m x 3.43m)

Double glazed windows to rear aspect, built in wardrobes, alcove cupboard and radiator*.

Bedroom 2

11' 7" x 9' 7" (3.53m x 2.92m)

Double glazed windows to front aspect and radiator*.

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Modern white suite comprising; Panelled bath with mixer taps, mains shower head attachment over*, pedestal wash hand basin with mixer taps, low level wc, double glazed window to side aspect and radiator*.



Outside

Externally to the front, we find a garden area with shrub borders and ample off-street parking on a block paved driveway, leading to the side of house. To the rear, passing through gates, we find a fenced garden laid to lawn, with a paved patio area, perfect for those who like outside entertaining throughout the year, raised flower beds and a garden shed.

Agents Note

Epc rating C, Council tax band B.

Broadband supplier: Virgin Media.

Broadband speed: 'Ultra fast' Speed.

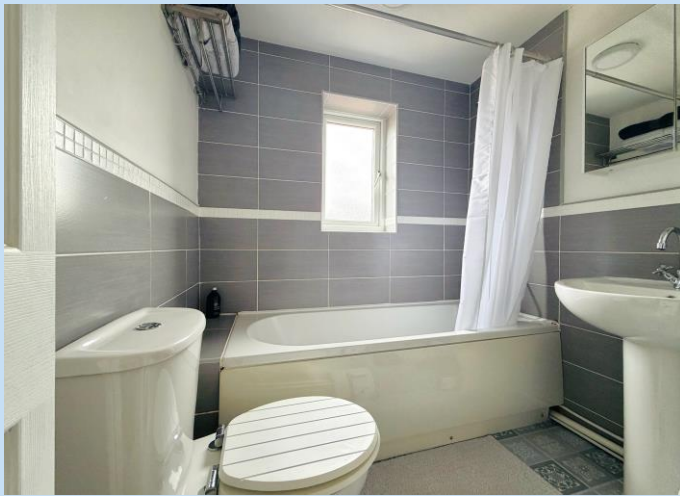
Water supplier: Yorkshire Water.

Gas supplier: Eon.

Electricity supplier: Eon.







Energy performance certificate (EPC)

3 TURNBERRY DRIVE
YORK
YO26 5QP

Energy rating

C

Valid until:

17 June 2031

Certificate number:

8139-1226-8000-0133-7292

Property type

Semi-detached house

Total floor area

61 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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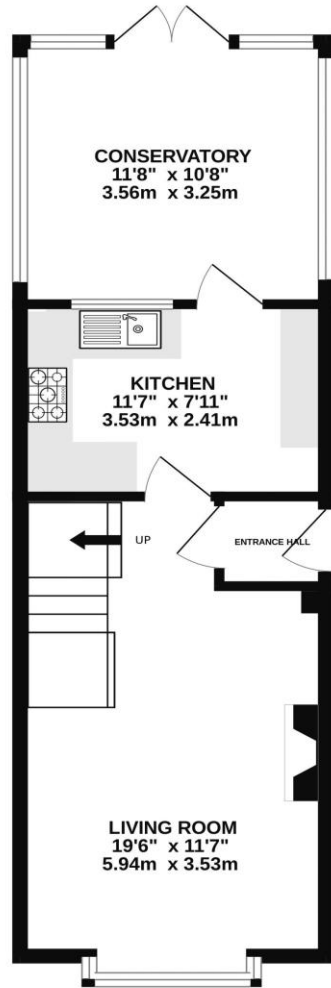
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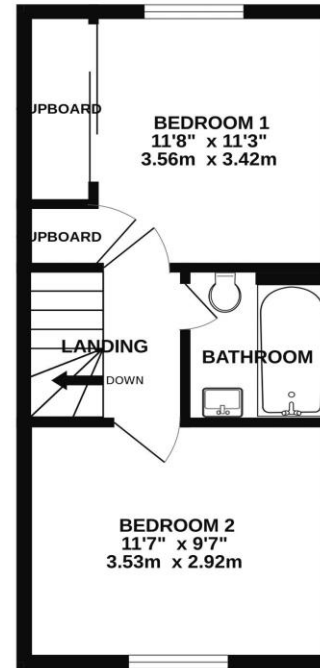
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GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 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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