

Ashtons

Trenchard Road, , York, YO26 6BG

Trenchard Road
, York
YO26 6BG

£535,000

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Located in the popular residential area of Acomb, within easy reach of York Outer Ring Road, Poppleton Train Station, and the excellent range of local amenities on offer, this substantial four-bedroom detached home occupies a generous plot and is offered for sale with no onward chain. Presenting an exciting opportunity for renovation, modernisation, or further extension (subject to the necessary planning permissions), the property has all the makings of a superb long-term family home.

Internally, an entrance hall provides access to two spacious reception rooms, both benefiting from large French doors that open onto and overlook the south-facing rear garden, allowing an abundance of natural light to flood the living spaces. Positioned to the rear of the property, the kitchen features a range of wooden shaker-style wall and base units, providing ample storage and generous worktop space, with direct access through to a useful utility room.

The ground floor is further complemented by a convenient shower room, while stairs rise to the first floor where there are four well-proportioned bedrooms, including three doubles and a fourth single bedroom, ideal for use as a nursery, dressing room, or home office. The principal bedroom benefits from its own en-suite shower room, and a four-piece family bathroom serves the remaining accommodation.

Externally, the property enjoys a generous and mature south-facing rear garden, featuring a well-maintained lawn, established flower beds, and attractive mature trees that provide a good degree of privacy and screening. Side access leads to the front of the property, where there is a garage, driveway parking, and a front lawned garden.

NB- £22 pcm is payable to support the unadopted drain system and the upkeep of the field and grounds
Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer original photos














* AI staged – illustrative, not to scale




Good Things Take Time
* AI staged – illustrative, not to scale

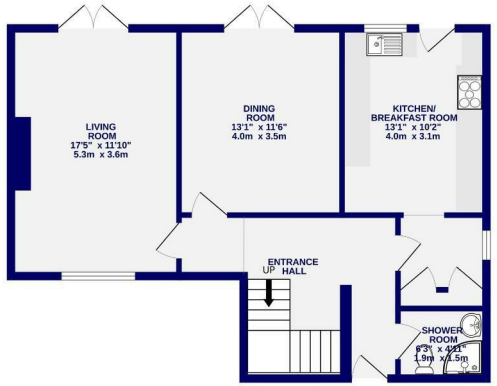


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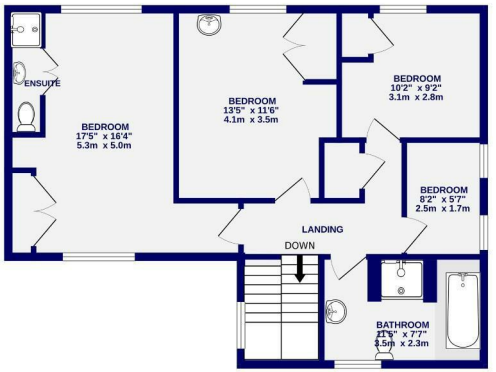
Freehold
Council Tax Band - D

- Detached Family Home
- Three Double Bedrooms & One Single
- Three Bathrooms
- South Facing Rear Garden
- Driveway & Garage
- Popular Residental Area
- No Onward Chain
- EPC D

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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Ashtons

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