



12 Ashford Place,
York, North Yorkshire YO24 4QU

Guide Price £335,000


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PERSONAL AGENTS

Bishops Personal Agents offer for sale just a short distance out of the city of York, an excellent extended three bedroom semi-detached family home, located just to the south/west of York in Acomb, Offering the best in city suburb living, 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. This property will be very popular with multitude of buyers, including, first time buyers, professional couples, families and those looking to retire. Benefiting from double glazing and gas central heating, briefly comprises; Entrance porch and door, leading into the hallway, with a staircase to the first floor. Doors leads us into the reception rooms, where to the right, we find the spacious living room, the focal point being the feature fireplace and oak flooring, which in turn opens to the conservatory, currently used as a dining area, with French doors leading out into the garden. We also find a kitchen, with a range of cottage style units, including some integral appliances. From the first-floor landing are three well-proportioned bedrooms and a modern shower room, plus we also find a further bathroom. Externally to the front, a gated lawned garden area and driveway, providing ample off-street parking in front of the attached garage, perfect for a car/cycle enthusiast or as a workshop. There is also a handy utility/cloakroom and access to the garden. To the rear we find the fabulous fenced garden, laid to lawn with well established perennials, perfect for those green fingered buyers. Easy access is found into York and afar via the local bus services and good road links, take you to Harrogate and Leeds. Please do arrange to view this excellent property as soon as possible, not to miss out on this superb home!

Ashford Place is just on the edge of Acomb, 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 Acomb shops and Morrisons and Lidl Supermarkets. 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.



Entrance Hall

Entrance door to the hallway, double glazed window to the front aspect and radiator*. Stairs leading to the first floor. Doors leading to...

Living Room

18' 4" x 10' 5" (5.58m x 3.17m)

Double glazed windows to the front aspect, feature limestone fireplace with an inset gas fire*, ceiling coving, oak flooring, tv point* and radiator*. French doors opening to...

Conservatory

11' 1" x 9' 4" (3.38m x 2.84m)

Double glazed conservatory with French doors leading to the garden.

Kitchen

12' 2" x 7' 5" (3.71m x 2.26m)

Fitted kitchen with a range of cottage style wall and base units with matching work surface over, incorporating steel drainer sink with mixer taps, integral appliances include an electric oven*, 4 x gas hobs*, extractor fan*, double glazed windows to the rear aspect, pantry and radiator*. Door leading to...



First Floor Landing

Two loft hatches. Doors leading to...

Bedroom 1

15' 1" x 8' 10" (4.59m x 2.69m)

Double glazed windows to front the aspect, down lighting, tv point* and radiator*.

Bedroom 2

11' 0" x 9' 4" (3.35m x 2.84m)

Double glazed windows to the front aspect, tv point* and radiator*.

Bedroom 3

11' 8" x 9' 3" (3.55m x 2.82m)

Double glazed windows to the rear aspect, wall mounted boiler* and radiator*.

Shower Room

6' 1" x 5' 5" (1.85m x 1.65m)

Modern white three piece suite comprising; Shower cubical with electric shower*, pedestal wash hand basin, low level wc, double glazed windows to the rear and aspect and heated rail*.



Bathroom

9' 5" x 5' 5" (2.87m x 1.65m)

White three piece suite comprising; A corner bath with mixer taps, pedestal wash hand basin with mixer tap, low level wc, double glazed windows to the rear aspect and radiator*.

Garage

16' 6" x 9' 8" (5.03m x 2.94m)

Garage with up and over door, power and lighting. Door leading to...

Utility room

9' 6" x 4' 9" (2.89m x 1.45m)

Plumbing for a washing machine*, space for a fridge/freezer and double glazed windows to the rear aspect. Upvc door leading to the garden.

Outside

Externally to the front, a gated lawned garden area and driveway, providing ample off-street parking in front of the attached garage, perfect for a car/cycle enthusiast or as a workshop. To the rear we find the fabulous fenced garden, laid to lawn with well established perennials, perfect for those green fingered buyers.



Agents Note

Epc rating TBA, Council tax band B.

Broadband supplier: EE.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





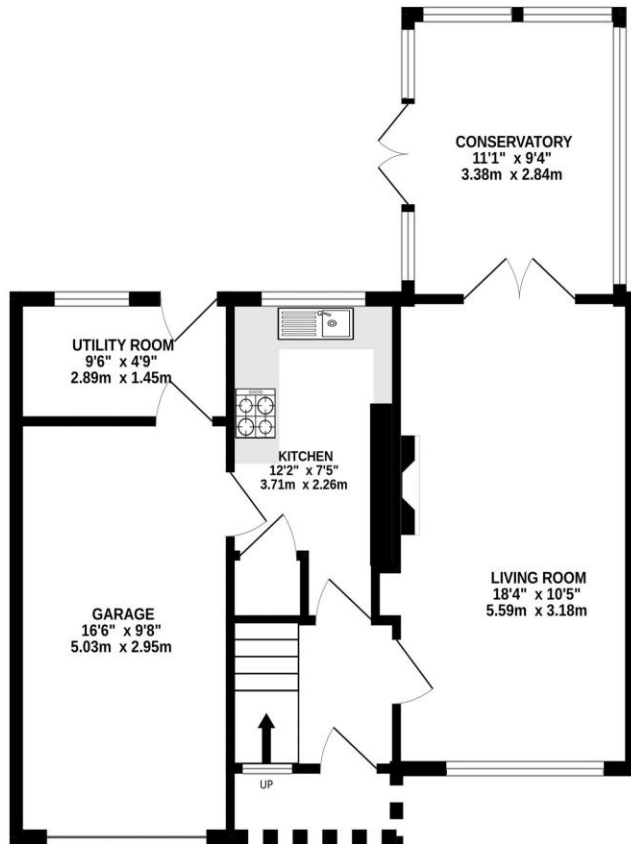
Bishops Personal Agents

Tel: D: 01904 375376 M: 07497393391

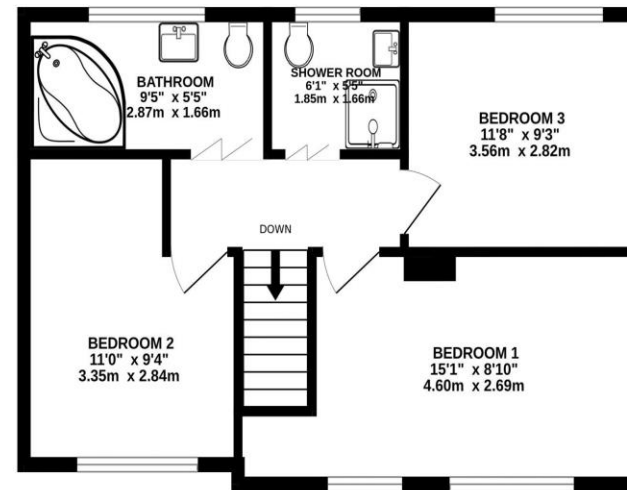
13 Grayshon Drive York North Yorkshire YO26 5RG
paul.atkinson@bishospa.com
www.bishospa.com


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GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 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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