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# Wetherby Road Acomb, York YO26 5BY

Freehold  
Council Tax Band - C

- Semi Detached House
- Three Bedrooms
- South Facing Rear Garden
- Driveway Parking
- Sought After Residential Area
- Extension Potential (STPP)
- Offered No Onward Chain



TOTAL FLOOR AREA: 892 sq. ft. (82.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is intended to give the general impression and form of the overall floor area and not to be relied upon for any precise measurement or calculation. The floor area and dimensions shown have not been measured and no guarantee as to their accuracy. Measurements are given in metres and feet and inches. The floor area and dimensions shown have not been measured and no guarantee as to their accuracy. Measurements are given in metres and feet and inches. The floor area and dimensions shown have not been measured and no guarantee as to their accuracy. Measurements are given in metres and feet and inches.





# Wetherby Road

Acomb, York

YO26 5BY

£425,000



Located within a sought-after residential area on Wetherby Road, this well-presented three-bedroom semi-detached home offers excellent access to York city centre via regular public transport, while also benefiting from easy connections to the outer ring road for travel further afield. Offering generous accommodation, a long south-facing garden and exciting potential for future extension or development (subject to planning), this property will appeal to a wide range of buyers.

Internally, the property has been maintained to a good standard throughout and is ready for a new owner to move straight into. The accommodation briefly comprises an entrance hall leading through to two separate reception rooms with the living room boasting French doors opening out to the expansive rear garden. This is complemented by a fitted kitchen to the rear allowing for ample storage and worktop space.

To the first floor are two double bedrooms, a third single bedroom and a house shower room.

To the front and side is a spacious driveway providing off-street parking for multiple vehicles, with access to a car port and garage. The rear garden is a real standout feature, stretching to approximately 200ft in length and enjoying a favourable south-facing aspect. The garden is well stocked and thoughtfully arranged, with lawned areas, sheds, a greenhouse, vegetable patch, wildlife and fish ponds, and an additional garage positioned at the bottom - offering excellent scope for further extension or development, subject to the usual planning consents.

Situated close to the shops and amenities of Acomb High Street, and with strong transport links nearby, this is an ideal opportunity for buyers seeking a home with space, flexibility and long-term potential. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

Offered no onward chain, early viewing is highly recommended.

