

- ## Council Tax Band - C

509 sq.ft. (47.3 sq.m.) approx.

GROUND FLOOR

13'8" x 11'10"
4.2m x 3.6m

LIVING ROOM

11'11" x 11'3"
3.6m x 3.4m

DINING ROOM

8'11" x 6'5"
2.7m x 2.6m

KITCHEN

WC

HALL

UP

DOWN

444 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR

13'8" x 10'0"
4.2m x 3.3m

BEDROOM 1

11'0" x 10'9"
3.4m x 3.3m

BEDROOM 2

8'11" x 6'4"
2.7m x 2.5m

BEDROOM 3

BATHROOM



Chestnut Grove
Acomb, York
YO26 5LE

£400,000

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Located in the sought-after residential area of Acomb, which is positioned to the west of York city centre, is this well presented three bedroom semi detached home. Only a short distance from the varied local amenities that Acomb's Front Street has to offer, in addition to regular bus connections to York City centre, this property makes the perfect family home as it is within catchment for a variety of primary and secondary schools.

Internally, the property offers a porch which provides access to the ground floor WC and internal hall. To the left is the open plan reception area which is currently used for dining and living. To the front is a large bay window that overlooks the quiet residential road, and allows natural light to flood through. At the end of the hall is the fitted kitchen which offers an array of shaker style wall and base units, dark worktops, and a variety of integrated appliances, as well as an understairs cupboard for storage.

The first floor comprises of a landing which provides access to three well proportioned bedrooms, all of which offer built-in storage to some degree. Finally, the internal accommodation is completed by the upgraded three-piece bathroom with contemporary wall tiles and overhead shower to bath.

Enjoying a spacious plot, this property offers a private rear garden with tall hedge boundaries that is mainly lawn but also benefits from a patio area. Boasting a south west facing aspect, this garden can be used all around and is bathed in natural sunlight. To the front of the property is driveway parking for multiple vehicles in addition to on street parking.

In summary, a wonderful family home positioned in a sought after location. Early viewing is highly recommended.

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