

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- EPC - C
- Ideal First Home
- Modern Kitchen & Bathroom
- Close To Varied Amenities
- Garage & Driveway
- Sought After Residential Area
- Two Double Bedrooms
- Semi Detached House

Freehold  
Council Tax Band - B

# Langholme Drive Acomb, York YO26 6AH



Langholme Drive  
Acomb, York  
YO26 6AH

Offers Over £250,000

 2  1

Located in a popular residential street just off Boroughbridge Road, to the west of York, is this well-presented two bedroom semi-detached home, offering generous outdoor space and excellent access to the outer ring road, York city centre and a range of nearby local amenities.

The accommodation begins with a welcoming entrance hall which opens into a spacious lounge featuring a large bay window, creating a bright and comfortable living space. To the rear of the property is a modern dining kitchen fitted with a range of wall and base units, integrated oven and hob, and ample space for dining. A useful rear hallway provides additional storage, including a cupboard and pantry area.

To the first floor is an spacious main bedroom with a bay window and useful over-stairs storage, alongside a second well-proportioned double bedroom. The internal accommodation is completed by a modern three-piece bathroom with a shower over the bath.

Externally, the property boasts a particularly long rear garden, predominantly laid to lawn with a paved pathway and raised decking area, ideal for outdoor entertaining. To the front is a low-maintenance garden, while a shared driveway runs along the side of the property and leads to a detached garage with light and power, as well as a utility space and store to the rear.

With gas central heating and double glazing throughout, this appealing home would suit a range of buyers, including families, professionals and investors, and offers an excellent opportunity in a sought-after residential location.

