



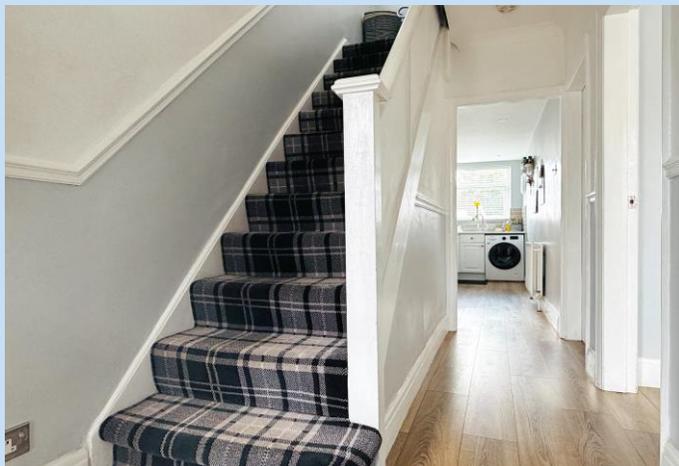
5 Albion Avenue,  
York, North Yorkshire YO26 5RA

Guide Price £349,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale this immaculately presented three-bedroom extended semi-detached home, offering the best in suburban living. Situated in a quiet cut-de-sac and located off the ever-popular Beckfield Lane, just to the south/west of York in Acomb, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, popular local schools, including the catchment of Manor C of E and the Acomb shopping centre close at hand. This lovely home has been updated and cherished by the current owners, with an open plan living space and a converted attic. Ideal for a variety of purchasers including professional couples, families and those looking to retire, this property will be very popular. Another great feature is that there is still further potential to enhance the house, by extending to the side as others have on the street. Benefitting from double glazing and central heating, the property briefly comprises; Front entrance hall with a staircase leading to the first floor. A door leads us into the spacious bay fronted dining room, the focal point is the feature fireplace with a multi fuel stove, which in turn opens into the central living area with both French doors leading us into the conservatory and out into the garden. We also find a modern fitted kitchen, with a superb range of white units completing the ground floor living space. The stairwell leads up to the first-floor landing, from where we find two bedrooms and a contemporary bathroom. A further landing area takes us up to the second floor, accessing a further bedroom in the converted attic space, perfect for a teenager or as a study for those working from home. Outside to the front is a block paved parking area providing ample off-street parking. Gates leading to the rear, where we find a garage, just right for a car/cycle enthusiast. The rear lawned garden with a block paved patio area, perfect for outside entertaining. 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 quality home!

**Acomb is 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 shops that includes a Morrison's Supermarket. 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

Upvc front entrance door and windows to hallway, dado rail and radiator\*. Stairs leading to the first floor. Doors leading to...

### Dining Room

12' 1" x 10' 6" (3.68m x 3.20m)

Double glazed bay windows to front aspect, feature fireplace with a multi fuel stove\*, ceiling coving, ceiling rose and radiator\*. Opening to...

### Living Room

17' 11" x 10' 8" (5.46m x 3.25m)

Double glazed French door and windows to rear aspect, alcove cupboard, ceiling coving, ceiling rose, wall mounted tv point\* and radiator\*.

### Conservatory

10' 0" x 9' 8" (3.05m x 2.94m)

Double glazed French door and windows to rear aspect, tiled floor and tv point\*.

### Kitchen

14' 10" x 5' 6" (4.52m x 1.68m)

Fitted kitchen with a modern range of white base and wall mounted units with matching work preparation surfaces over, Inset sink with mixer taps, integral appliances include electric oven\* and grill\*, 5 x gas hobs\*, extractor hood\*, plumbing for a washing machine\*, space for an upright fridge/freezer, double glazed windows to rear aspect, down lighting and radiator\*. Door leading to the side.

### First Floor Landing

Double glazed window to side aspect, landing area with double glazed window to the front aspect and radiator\*. Stairs to the second floor. Doors leading to...

### Bedroom 1

13' 9" x 10' 0" (4.19m x 3.05m)

Double glazed bay windows to front aspect, ceiling coving, ceiling rose, tv point\* and radiator\*.

### Bedroom 2

10' 6" x 10' 1" (3.20m x 3.07m)

Double glazed windows to rear aspect, airing cupboard with wall mounted boiler\*, ceiling coving and radiator\*.

### Bathroom

5' 10" x 5' 6" (1.78m x 1.68m)

Comprising; Bath with mains shower over\*, pedestal wash hand basin, set in a vanity unit with mixer tap, low level wc, down lighting, double glazed window to the rear aspect and heated rail\*.

### Second Floor Landing

Double glazed windows to rear aspect, opening to...

### Bedroom 3

16' 3" x 10' 9" (4.95m x 3.27m)

Converted attic space with sky light to the side aspect, down lighting, eave storage and radiator\*.



## Garage

Up and over door, power and lighting\*.

## Outside

Outside to the front is a block paved parking area providing ample off-street parking. Gates leading to the rear, where we find a garage, just right for a car/cycle enthusiast. The rear lawned garden with a block paved patio area, perfect for outside entertaining and a garden shed.

## Agents Note

Epc rating C, Council tax band C.

Broadband supplier: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.





## Energy performance certificate (EPC)

5 Albion Avenue  
YORK  
YO26 5RA

Energy rating

C

Valid until:

25 January 2036

Certificate number:

9330-2261-9500-2795-3501

Property type

Semi-detached house

Total floor area

98 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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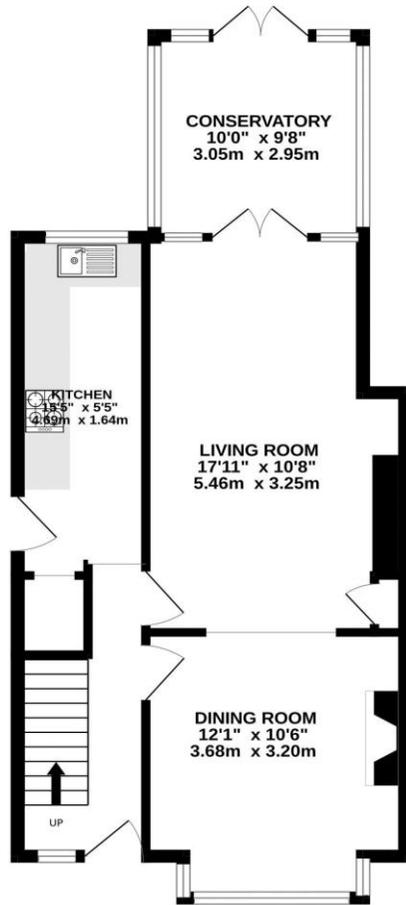
13 Grayshon Drive York North Yorkshire YO26 5RG

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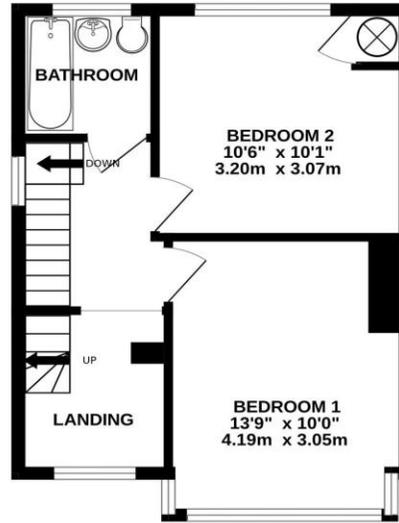
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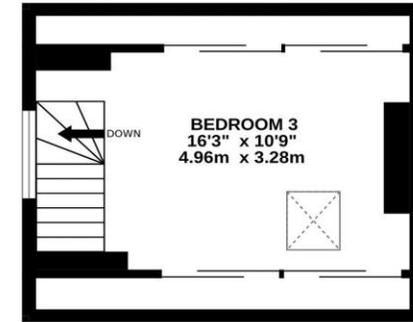
GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR  
216 sq.ft. (20.1 sq.m.) approx.



5 ALBION AVENUE, ACOMB, YORK YO26 5RA

TOTAL FLOOR AREA : 1101 sq.ft. (102.2 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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#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.