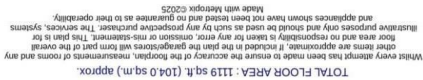


Knapton Lane
Acomb, York
YO26 5PU



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Offers Over £400,000

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Located in the popular residential area of Acomb, on this attractive tree-lined road leading out to Knapton, is this beautiful three-bedroom semi-detached home. Offering a wonderful south-facing garden and the additional benefit of a loft space, this property presents an ideal opportunity for families and offers plenty of potential for future extension, subject to the necessary planning permissions. Within walking distance of the varied amenities along Beckfield Lane, as well as regular bus connections to York city centre and the train station, this property is perfectly placed and should not be missed.

Internally, the property opens with a stunning entrance hall featuring herringbone flooring, which leads through to two elegant reception rooms. The front dining room enjoys a large bay window overlooking the tree-lined street, complete with a bespoke window seat and charming original features. To the rear, the principal living room offers a warm and inviting space with a gas fire, exposed wooden flooring, ceiling coving, picture rails, and French doors opening into a bright garden room.

The kitchen has been upgraded with a stylish range of shaker-style wall and base units complemented by quality worktops and a selection of integrated appliances.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with built-in storage and lovely views across the mature rear garden. A staircase leads from the second bedroom up to a useful loft space, complete with a window allowing in plenty of natural light. The accommodation is completed by a modern three-piece shower room, with shower, bath and basin, with a separate WC across the landing.

