

Ashtons

The Reeves, Acomb, York, YO24 3ES

# The Reeves
# Acomb, York
# YO24 3ES

## £260,000

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A beautifully updated two bedroom semi detached home, combining stylish interiors with excellent family space, a substantial east facing garden, garage and off street parking, ideally situated within the popular Holgate area of York.

The current owners have made a number of well considered improvements, creating a smart and cohesive home with a practical layout. The open plan kitchen and dining room forms the heart of the property, complemented by a cosy lounge with log burner, two well proportioned bedrooms and a recently refitted bathroom.

A welcoming entrance hall features mid oak LVT parquet flooring and useful under stairs storage. The open plan kitchen and dining room has been created by removing the original dividing wall, resulting in a bright and sociable space. The contemporary dark kitchen contrasts beautifully with the oak flooring, with a useful pantry cupboard and patio doors opening onto the garden.

The lounge is positioned to the front and provides a comfortable retreat, centred around an attractive log burner.

Upstairs are two well sized bedrooms. The principal bedroom spans the full width of the property and offers excellent proportions, with potential for future reconfiguration if additional bedroom accommodation is required. The second bedroom is a good sized double overlooking the garden.

The recently refitted bathroom features a white three piece suite, monochrome finishes, black fittings and rainfall shower over the bath. A fully boarded loft provides useful additional storage.

Outside, the long east facing rear garden is a real feature, with a paved patio leading onto an extensive lawn, offering plenty of space for children, entertaining and outdoor dining. The property also benefits from off street parking and a garage.

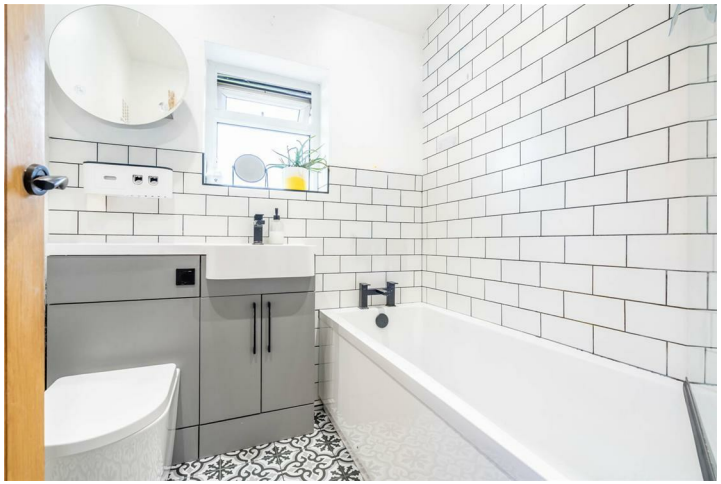
An attractive Holgate home with excellent living space, a generous garden and a high standard of improvement throughout. Early viewing is highly recommended.

















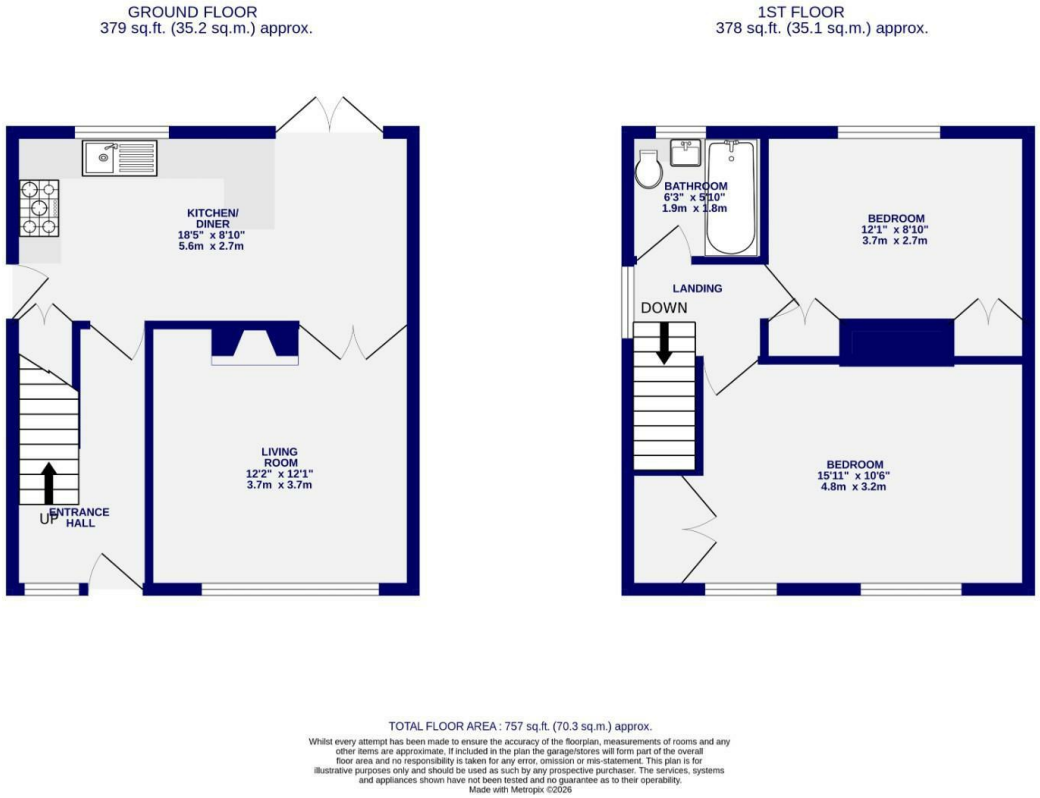




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## Freehold
## Council Tax Band - B

- Two Bedroom Semi Detached Home
- Open Plan Kitchen Dining Room
- Generous Full Width Principal Bedroom
- Cosy Lounge With Log Burner
- Contemporary Bathroom
- Large Rear Garden
- Garage And Off Street Parking
- EPC C




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Ashtons

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