



12 Turnberry Drive,  
York, North Yorkshire YO26 5QR

Guide Price £289,950

The logo for BISHOPS PERSONAL AGENTS, featuring a stylized house icon above the text "BISHOPS" and "PERSONAL AGENTS" below it.

Are you looking to add your own stamp and style on a two-bedroom semi-detached house, in a quiet cut-de-sac development in Acomb? Then this charming home on Turnberry Drive, could be just for you! Bishops Personal Agents bring to the market this two-bedroom semi-detached property on the fringes of York in this very popular location of Acomb, just off Beckfield Lane. Positioned in a quiet cul-de-sac development, just to the south/west of York is very well situated with easy access to the outer ring road and into York city centre, close to the local shops and amenities on Beckfield Lane, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. There is also a park, just a short stroll away at the end of the street, perfect for dog walkers or an afternoon stroll. This property will appeal to a multitude of buyers including first-time buyers, single professionals, couples, buy to let investors and those looking for a family home. With the benefit of gas wall heaters and double glazing in brief comprises; Front entrance porch, with a door opening into the spacious living room, with ample space for a table and chairs, plus stairs leading up to the first floor. A door opens to the rear of the house, where we find the kitchen with a range of fitted units and a breakfast bar, just right for a morning coffee. From the first-floor landing, there are two well-proportioned bedrooms, the principal with built in wardrobes and a bathroom completes this home. Outside to the front, we find ample off-street parking on a paved driveway and a lawned garden area. To the rear a south facing fenced garden, with a paved patio area, perfect for outside entertaining. Sold with no onward chain! An early viewing comes highly recommended, not to miss out on this excellent home.

**Acomb is a popular leafy suburb on the edge of York with easy access of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrisons 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 is 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, 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 Porch

Upvc front entrance to a handy porch. Door leading to...

### Living Room

19' 5" x 11' 8" (5.91m x 3.55m)

Double glazed windows to front aspect, feature wall mounted gas fire\*, ceiling coving, tv, telephone points\* and under stairs storage. Staircase to first floor accommodation. Door leading to...

### Kitchen

11' 7" x 7' 11" (3.53m x 2.41m)

The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, steel sink with mixer taps, gas cooker\* with 4 x gas hob, breakfast bar, plumbing for washing machine\*, double glazed windows to rear aspect and wall heater\*. Upvc door leading to the garden.

### First Floor Landing

Loft hatch. Doors leading to...

### Bedroom 1

11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed windows to rear aspect, ceiling coving, built in wardrobes, alcove cupboard and wall heater\*.

### Bedroom 2

11' 8" x 9' 6" (3.55m x 2.89m)

Double glazed windows to front aspect, ceiling coving and wall heater\*.

### Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)

Coloured suite comprising; Panelled bath with mixer taps, electric shower over\*, pedestal wash hand basin, low level wc and double glazed window to side aspect.

### Outside

To the front of the property is a garden area, laid to lawn and ample off street parking on a paved drive with a car port. To the rear, passing through garden gates is a fully enclosed fenced garden, laid to lawn with shrub borders and a paved patio area, perfect for outside entertaining. Plus a garden shed.

### Agents Note

Epc rating E, Council tax band B.

Broadband supplier: Empty house not connected.

Broadband speed: Empty house not connected.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.

It's has been found this property has spray foam insulation to the inside of the roof. Please check with your mortgage advisors or lenders, before proceeding.





[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

# Energy performance certificate (EPC)

12 Turnberry Drive  
YORK  
YO26 5QR

Energy rating

**E**

Valid until:

**2 March 2036**

Certificate number:

**0523-3059-0207-0586-6200****Property type**

Semi-detached house

**Total floor area**

60 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).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

**Bishops Personal Agents**

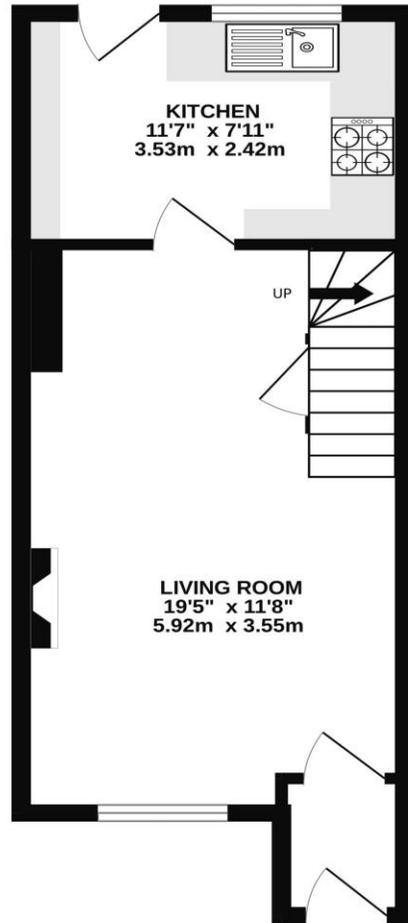
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

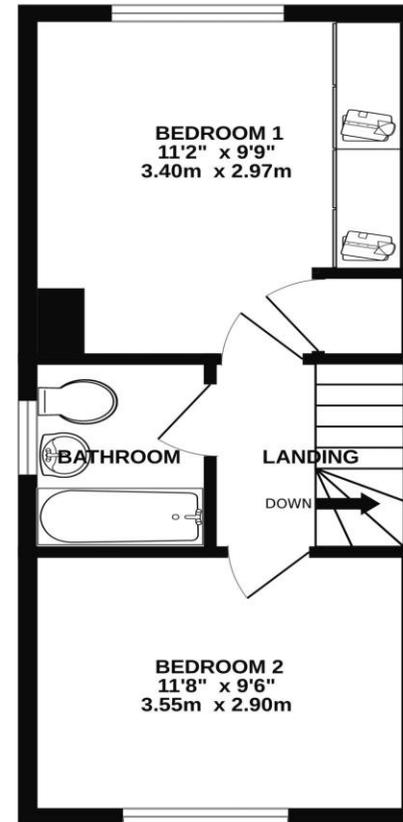
paul.atkinson@bishospa.com

www.bishospa.com

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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.  
Made with Metropix ©2026

#### 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.