



36 Melwood Grove,
York, North Yorkshire YO26 5RF

Guide Price £339,950


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Bishops Personal Agents offer for sale, this immaculately presented two-bedroom semi-detached home, 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 a fabulous open plan kitchen and dining space, contemporary bathroom and garden studio. Ideal for a variety of purchasers including singles, professional couples, those looking to retire and buy to let investors, this property will be very popular. Another great feature is that there is still further potential to enhance the house, by developing the attic space and extending to the side, as others have on the street. Benefitting from double glazing and central heating, the property briefly comprises; Front entrance vestibule with a staircase leading to the first floor. A door leads us into the spacious bay fronted living room with shuttered windows. Then forwards into a fabulous entertaining space, the dining room with French doors leading to the garden, which in turn opens to the modern fitted kitchen, with a superb range of grey units and some integral appliances, plus sky lights flooding the space with natural light. The stairwell leads up to the first-floor landing, from where we find two bedrooms and a luxury contemporary bathroom. Outside to the front is a low maintenance garden with a driveway providing off street parking. Gates leading to the rear, where we find a garage, just right for a car/cycle enthusiast with a separate workshop to the rear. The rear lawned garden with a paved patio area, perfect for outside entertaining, in front of the garden studio, which could be used as a gym, or for those who run a business and work from home. 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 charming 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 Vestibule

Door leading to the property. Stairs to first floor.
Door leading to...

Living Room

14' 1" x 11' 10" (4.29m x 3.60m) Into bay
Double glazed bay windows to front aspect with shutters, ceiling coving, television/telephone points* and radiator*. Door leading to...

Dining Room

15' 2" x 8' 0" (4.62m x 2.44m)
Double glazed French doors to rear garden, windows to the side, ceiling coving, under stairs storage, oak flooring and radiator*. Opening to...

Kitchen

12' 1" x 7' 1" (3.68m x 2.16m)
Fitted with a range of modern wall and base units with matching worktops over, 4 x gas hob* and electric oven* with extractor fan over*, steel sink with mixer tap, plumbing for a washing machine*, sky lights, double glazed windows to rear aspect, and down lighting. Door leading to the garden.

First Floor Landing

Double glazed window to side aspect. Hatch to loft access. Doors leading to...

Bedroom 1

15' 2" x 12' 1" (4.62m x 3.68m) Into bay
Double glazed bay windows to front aspect with blinds, ceiling coving and radiator*.

Bedroom 2

10' 3" x 8' 4" (3.12m x 2.54m)
Double glazed windows to rear aspect, ceiling coving and radiator*.

Bathroom

7' 2" x 6' 3" (2.18m x 1.90m)
Contemporary white suite comprising: Bath with mixer tap and mains shower over*, wash hand basin set in a vanity unit with mixer tap, low level wc, vanity mirror, double glazed window to rear aspect, down lighting and heated rail*.

Outside

Outside to the front is a garden area and driveway providing ample off-street parking, which in turn leads through gates to the detached garage, just right for a car enthusiast or as a workshop. To the rear the house enjoys an enclosed garden, laid to lawn with a paved patio area, perfect for outside entertaining.

Studio

15' 1" x 8' 5" (4.59m x 2.56m)
Garden studio with double-glazed French doors overlooking the patio in the garden, down lighting and electric wall heater*.

Garage

16' 5" x 9' 1" (5.00m x 2.77m)
The garage has an up and over door, power and lighting. To the rear is a separate workshop with a window and door to the side aspect. 9' 3" x 9' 1" (2.82m x 2.77m)



Agents Note

EPC Rating D. Council tax band B.

Broadband supplier: Vodaphone.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy. Electricity supplier:
Octopus Energy.





Energy performance certificate (EPC)

36, Melwood Grove
YORK
YO26 5RF

Energy rating

D

Valid until:

27 December 2028

Certificate number:

9417-2898-7227-9128-7671

Property type

Semi-detached house

Total floor area

68 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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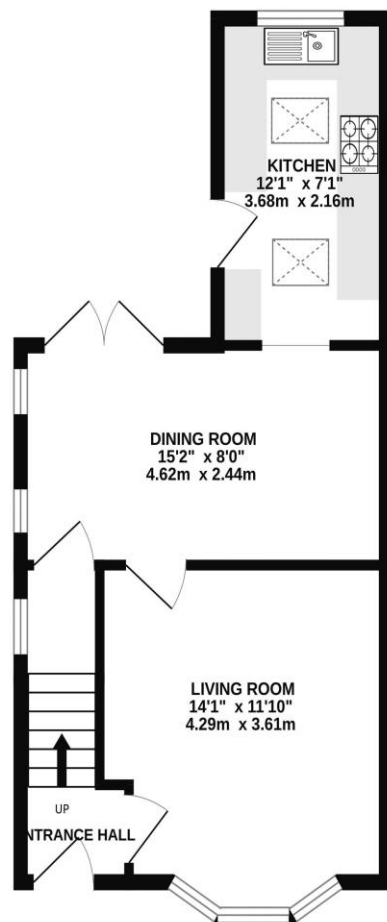
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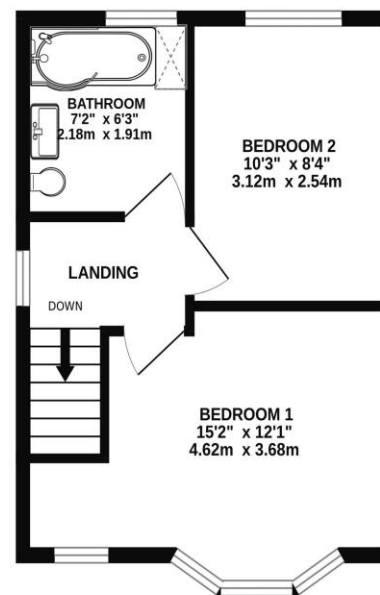
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GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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

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