



Lady Hamilton Acomb, York YO24 4PQ

Freehold
Council Tax Band - C

- Extended Semi Detached Bungalow
- Three Bedrooms
- Loft Conversion
- Modern Rear Outbuilding
- Driveway Parking
- Two Bathrooms
- EPC D



These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Lady Hamilton Gardens
Acomb, York
YO24 4PQ

£385,000

 3  2

A stunning modernised and substantially extended dormer bungalow finished to an exceptional standard throughout and offering spacious flexible accommodation ideal for modern family living

Located in a sought after residential area to the south west of York this beautifully presented home has been thoughtfully redesigned to create an impressive blend of contemporary open plan living and generous bedroom space across two floors

The property is entered via a side entrance hallway which leads to two well proportioned double bedrooms positioned to the front of the home together with a stylish three piece family bathroom

To the rear is the true heart of the property an outstanding open plan living dining and kitchen space newly fitted with a range of contemporary units integrated appliances and a central island perfect for entertaining and everyday family life The space is flooded with natural light thanks to impressive bifold doors opening directly onto the landscaped rear garden seamlessly connecting indoor and outdoor living

The first floor has been transformed through a substantial loft conversion creating an expansive master bedroom suite Large enough to be reconfigured into two bedrooms if desired this superb space also benefits from a modern ensuite bathroom and a walk in eaves wardrobe providing excellent storage

Externally the property continues to impress with a beautifully landscaped rear garden designed for relaxation and entertaining A versatile outbuilding fitted with power and lighting offers ideal space for a home office gym workshop or additional storage To the front a generous driveway provides off street parking for multiple vehicles

