



11 Carnoustie Close,
York, North Yorkshire YO26 5QN

Guide Price £299,950


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PERSONAL AGENTS

Bishops Personal Agents bring to the market a well-proportioned and immaculately presented, two-bedroom, semi-detached bungalow, on the fringes of York in this very popular location of Acomb, just off Beckfield Lane. An excellent home, that is perfectly positioned in a quiet cul-de-sac position, just to the south/west of York and well situated with easy access to the outer ring road and into the York City Centre via bus links or car. Also with local shops, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. This property will appeal to a variety of buyers including first-time buyers, single professionals, couples and those looking to retire into their forever home. Another great thing about this bungalow, is that there is potential to put your own stamp and style by extending to the rear. With the benefit of gas central heating, double glazing and shutters to the windows, the property in brief comprises; Front entrance door leading into the vestibule with a storage cupboard and a door opening into the fabulous modern fitted kitchen, with a range of white units and a full complement of integral appliances. Then onwards into the bay fronted living room, the focal point being the modern feature electric fireplace, shutters to the windows and ample space for a table and chairs. The central lobby with a further storage cupboard, leads into two good-sized bedrooms, plus a modern bathroom completing this lovely home. Externally, the property boasts a lawned front garden and ample off street parking on a block paved driveway leading to the detached garage, just right for a car/cycle enthusiast or as a work shop. To the rear, a gated entrance leads to a fabulous enclosed garden, mainly laid to lawn, complemented by a paved patio area - perfect for outdoor entertaining - alongside raised flower beds, just right for those green fingered buyers who like pottering in the garden. In summary, this stylish and well-located home in the highly desirable Beckfield Lane area offers an exceptional opportunity to secure a property that perfectly balances comfort and convenience. Sold with no onward chain! Please do arrange to view as soon as possible, not to miss out on this charming quality 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 door and double glazed window to the front aspect, built in cupboard and radiator*. Doors leading to...

Kitchen

10' 3" x 7' 3" (3.12m x 2.21m)
Fabulous kitchen with a range of modern white wall, floor and drawer units with matching worktops over and a steel sink unit with mixer tap. Integrated appliances include, double electric Bosch ovens*, gas x 4 hobs* with extractor fan*, fridge/freezer *, washing machine*, dishwasher* and plinth heater*. Double glazed windows to side aspect and a cupboard with a wall mounted boiler*. Door leading to the side.

Living Room

17' 7" x 10' 6" (5.36m x 3.20m)
Double glazed bay windows to the front aspect with shutters, feature modern electric fire*, ceiling coving, tv point* and radiator*. Door leading to...

Inner Lobby

Built in cupboard and loft access. Doors leading to...

Bedroom 1

11' 9" x 9' 1" (3.58m x 2.77m)
Double glazed windows to the rear aspect, shutters, ceiling coving and radiator*.

Bedroom 2

8' 10" x 8' 8" (2.69m x 2.64m)
Double glazed windows to the rear aspect, shutters and radiator*.

Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)
Modern white suite comprising; Panelled bath with mixer taps and mains shower head attachment over*, pedestal wash hand basin with mixer taps, low level wc, double glazed window to side aspect, shutters and heated rail*.

Garage

The garage has an up and over door, power and lighting*.

Outside

Externally, the property boasts a lawned front garden and ample off street parking on a block paved driveway leading to the detached garage, just right for a car/cycle enthusiast or as a work shop. To the rear, a gated entrance leads to a fabulous enclosed garden, mainly laid to lawn, complemented by a paved patio area - perfect for outdoor entertaining - alongside raised flower beds, just right for those green fingered buyers who like pottering in the garden.

Agents Note

EPC Rating D. Council tax band C.

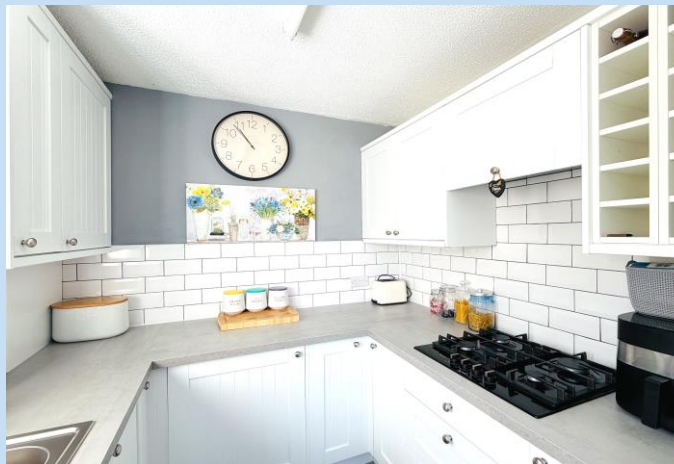
Broadband supplier: Sky with City Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.







Energy performance certificate (EPC)

11 Carnoustie Close
YORK
YO26 5QN

Energy rating

D

Valid until:

12 September 2033

Certificate number:

0834-3030-0201-8717-0200

Property type

Semi-detached bungalow

Total floor area

50 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>).

Bishops Personal Agents

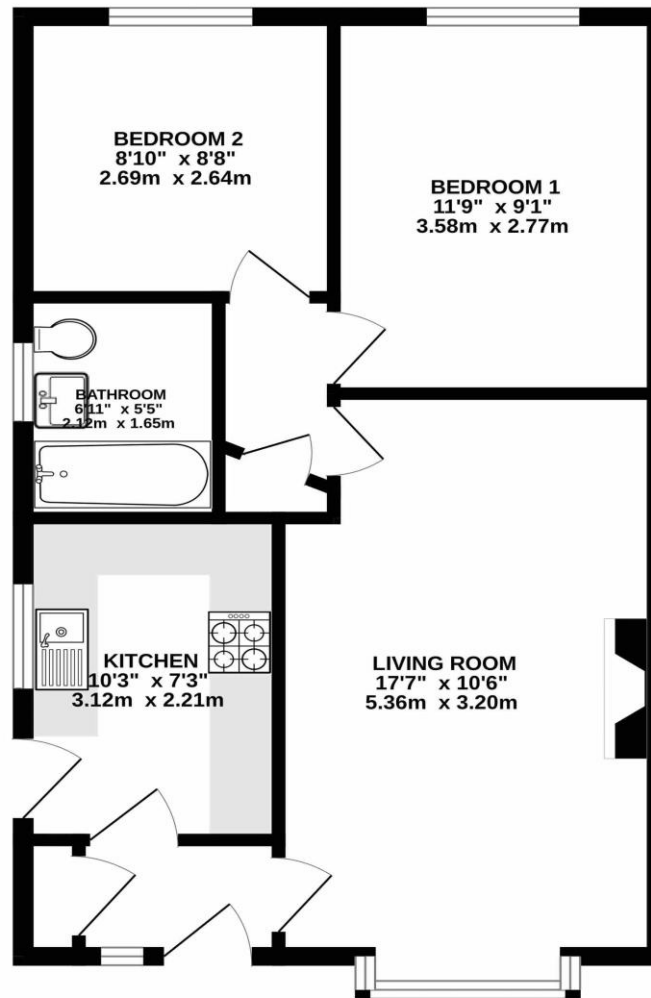
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GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



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.