



4 Vesper Drive,
York, North Yorkshire YO24 3HT

Guide Price £575,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents bring to the market an immaculately presented, four-bedroom extended detached family home, positioned in a quiet cul-de-sac position, on the outskirts of Acomb, just off Askham Lane and well situated with easy access to both York and the outer ring road. Also with local amenities, popular schools and the Acomb shopping parade close at hand. This excellent property has been cherished by the current owners, boasting a superb versatile extended kitchen living space, plus fabulous gardens and will be very appealing to a variety of buyers, including professional couples, commuters, families and those looking to retire. The accommodation spread over two floors briefly comprises; The welcoming hallway with solid oak floors and a staircase to the first floor, and access to the bay fronted reception rooms. To the left, the spacious living room, the focal point being the feature fireplace and patio doors leading out into the garden. Then adjacent opening to the right, is the dining room, ideal for dinner parties for those who like home entertaining or could be used as a playroom or extra sitting room. Onwards into the heart of the house, we find the fabulous breakfast kitchen, fitted with a full range of modern cottage style units with granite worktops, plus a range of integrated appliances, which in turn opens to the rear, bathed in natural sunlight from sky lights and French doors, over looking the garden. To further enhance the ground floor, are both a handy downstairs utility and cloakroom. Upstairs, the landing provides access to four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. A modern family bathroom completes the upper floor. Outside to the front of the house, we find a lawned garden with a path leading to the front door and ample off-street parking leading through gates to the garage, perfect for a car/cycle enthusiast or as a workshop or gym. There is also an electric vehicle charging point. To the rear the house, we also find generous lawned gardens, which have been well maintained, enhanced with a paved patio area, perfect for outside entertaining and well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers, who like pottering in the garden. In summary, this superb property provides an exceptional opportunity to secure a home in a very popular location. The house is ideally placed for the commuter, lying approximately four miles from York city centre and within easy reach of the York outer ring road, plus there is the Poppleton station, not too far away, to take you direct into York, Harrogate and Leeds. Sold with no onward chain! An early internal inspection is highly recommended to fully appreciate this lovely family 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 Hall

Front entrance door and side window leads into the hallway. Stairs to first floor, oak flooring and radiator*. Doors leading to...

Cloakroom

5' 0" x 4' 8" (1.52m x 1.42m)
Wash hand basin with mixer taps, low level wc, extractor fan* and heated rail*.

Living Room

20' 1" x 12' 3" (6.12m x 3.73m)
Double glazed bay windows to the front aspect, feature fireplace with an Adams surround, marble hearth and inset gas fire*, ceiling coving, tv point* and radiator*. Double glazed sliding patio doors to rear aspect and radiator*.

Dining Room

16' 8" x 11' 4" (5.08m x 3.45m)
Double glazed bay windows to the front aspect, round window to side, ceiling coving, oak flooring and radiator*. Door leading to...

Kitchen/Diner

19' 8" x 16' 6" (5.99m x 5.03m)
Fabulous fitted kitchen with an attractive range of white base and wall mounted units with matching granite work preparation surfaces over, under unit lighting, inset steel sink with mixer taps, integral appliances include an electric oven* and grill*, 5 x gas hobs*, ceiling extractor hood*, dishwasher*, space for a fridge and freezer*, island/breakfast bar with seating, down lighting and radiator*. Double glazed French doors and windows to the rear aspect, vaulted ceiling with sky lights and radiator*.

Utility room

6' 7" x 4' 3" (2.01m x 1.29m)
Double glazed windows to the side aspect. Fitted with a range of base units with matching worktops over, inset sink with mixer tap, plumbing for a washing machine and radiator*.

First Floor Landing

Doors leading to...

Bedroom 1

16' 7" x 10' 11" (5.05m x 3.32m)
Double glazed windows to the front aspect, ceiling coving and radiator*. Door leading to...

En-suite

8' 10" x 4' 10" (2.69m x 1.47m)
Modern suite in white comprising; Shower cubicle with mains shower*, wash hand basin with mixer taps, low level wc, down lighting, double glazed window to the rear aspect and heated rail*.

Bedroom 2

12' 5" x 10' 10" (3.78m x 3.30m)
Double glazed windows to the front aspect, built in wardrobes, cupboards and radiator*.

Bedroom 3

10' 8" x 9' 0" (3.25m x 2.74m)
Double glazed windows to the rear aspect, built in wardrobes, airing cupboard with a wall mounted boiler* and radiator*.



Bedroom 4

8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed windows to the rear aspect and radiator*.

Bathroom

7' 6" x 5' 5" (2.28m x 1.65m)

Modern suite in white comprising; Bath with mixer taps and mains shower*, wash hand basin, set in a vanity unit with mixer taps, low level wc, down lighting, double glazed window to the rear aspect and heated rail*.

Outside

Outside to the front of the house, we find a lawned garden with a path leading to the front door and ample off-street parking leading through gates to the garage, perfect for a car/cycle enthusiast or as a workshop or gym. There is also an electric vehicle charging point. To the rear the house, we also find generous lawned gardens, which have been well maintained, enhanced with a paved patio area, perfect for outside entertaining and well stocked perennials, flowering plants and trees, a haven for wildlife and those green fingered buyers, who like pottering in the garden.

Garage

Detached garage with up and over door, power and lighting*.

Agents Note

Epc rating C, Council tax band E.

Broadband supplier: 4th Utility full fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

4, Vesper Drive
YORK
YO24 3HT

Energy rating

C

Valid until:

6 October 2029

Certificate number:

0538-3946-7250-6471-0924

Property type

Detached house

Total floor area

140 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

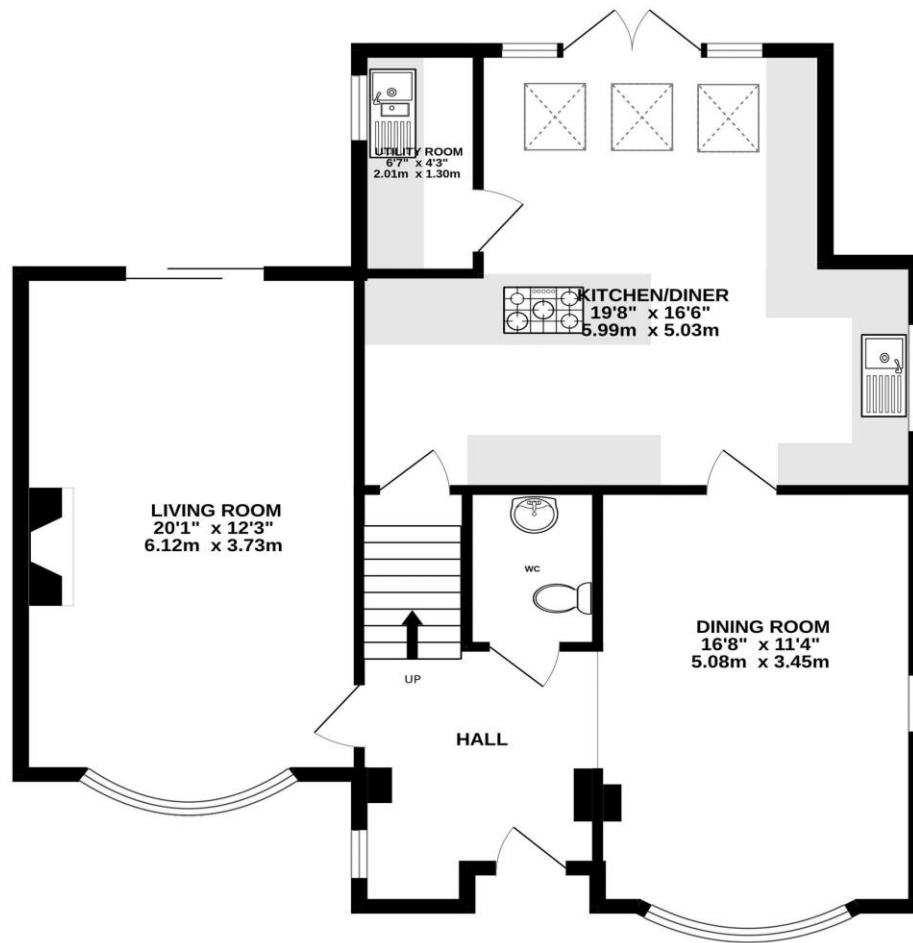
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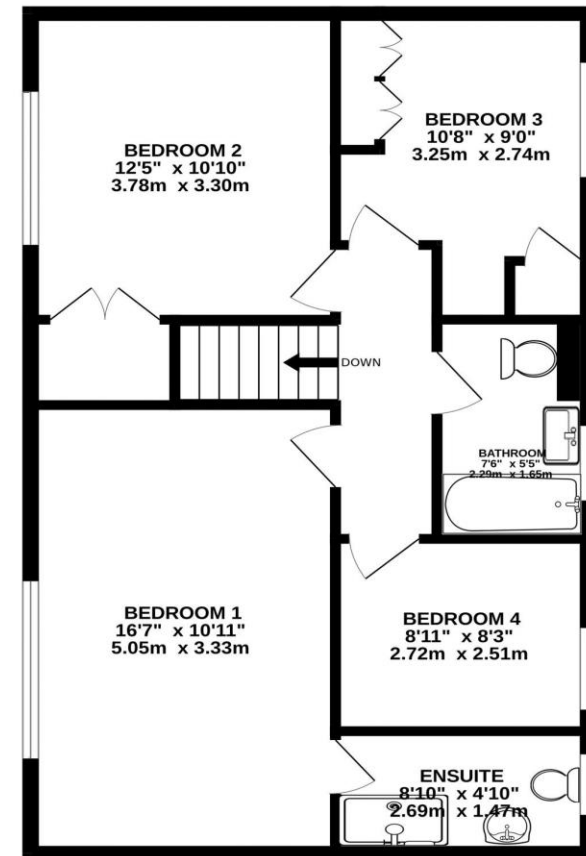
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1475sq.ft. (137.0 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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