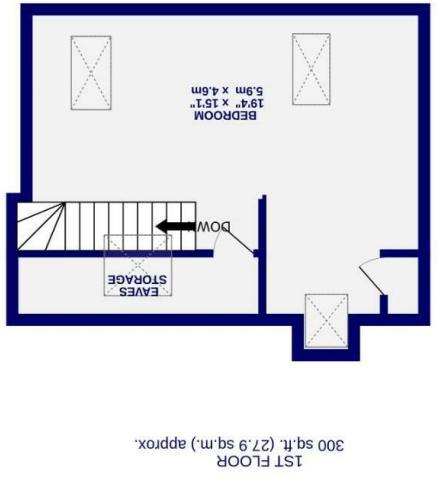
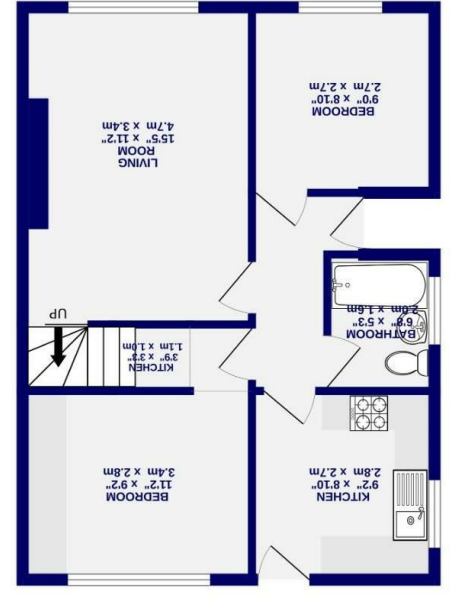


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- Three Bedroom Semi Detached Bungalow
- Attractive Corner Plot Position
- Well Maintained Throughout
- Bright And Spacious Living Room
- Modern Fitted Kitchen
- Versatile Loft Bedroom Space
- Popular Acomb Location Close To Amenities And Transport Links
- Driveway Parking And Garage
- EPC - D

Freehold  
Council Tax Band - B

# Hotham Avenue, York, YO26 5DT



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the accuracy of the floorplan and any furniture and appliances shown have not been tested and no guarantee as to their operability. Measurements are for information only and should be used as a guide only. The services, systems, fixtures and fittings are shown for information only and should be used as a guide only. The purchaser will verify the accuracy of the floorplan and any furniture and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix 5/2025

Hotham Avenue  
, York  
YO26 5DT

£285,000



Situated within a popular residential area to the west of York, this well-maintained three-bedroom semi-detached bungalow offers well-balanced accommodation and occupies an attractive corner plot, creating a greater sense of space and privacy. Conveniently located close to the amenities of Acomb, including local shops, supermarkets, cafés, and regular bus services into York city centre, the property is ideally suited to a range of buyers seeking single-storey living in a well-connected location.

The accommodation opens into a welcoming entrance hall which leads through to a bright and spacious living room positioned to the front of the property. A large window fills the room with natural light, creating a warm and inviting space to relax and unwind. To the rear, and accessed from the entrance hall, is a modern fitted kitchen offering an excellent range of wall and base units, ample worktop space, and direct access to the rear garden.

There are two well-proportioned ground-floor bedrooms, with the principal bedroom positioned to the rear of the home and benefiting from fitted wardrobes. Completing this floor is a bathroom fitted with a white suite and shower over the bath.

A particular feature of the home is the substantial loft room, accessed via a concealed staircase from the living room. Offering excellent versatility, this space could be used as a third bedroom, home office, hobby room, or snug.

Externally, the property occupies a neat corner position with attractive and well-established gardens. The rear garden enjoys a patio seating area, ideal for relaxing or entertaining during the warmer months. A driveway provides off-street parking for multiple vehicles and leads to a garage, while a garden shed offers additional storage.

Offering flexible accommodation, generous outdoor space, and a sought-after location, this wonderful bungalow is sure to appeal to a variety of buyers. Early viewing is highly recommended to fully appreciate all that it has to offer.

