



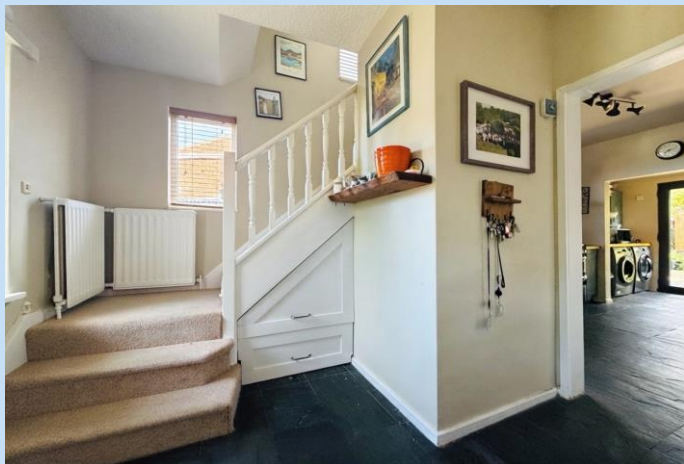
80 Danebury Drive,
York, North Yorkshire YO26 5EG

Guide Price £335,000


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale just a short distance out of the city of York, an excellent three-bedroom semi-detached family home with fabulous gardens, backing onto Fishponds Wood and a garden studio. Offering the best in city suburb living, located 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 schools including the catchment of Manor Church of England School and the vibrant Acomb shopping centre close at hand. This property will be very popular with a multitude of purchasers, including first time buyers, professional couples, families and those looking to retire. Another great thing about this house is that there is still further potential to add your own stamp and style by converting the attic space for an extra bedroom or extending to the side and rear. Benefiting from double glazing and gas central heating, briefly comprises; Entrance porch and hallway, with a staircase to the first floor. Doors leads us into the reception rooms, where to the right, we find the spacious bay fronted dining room, ideal for evening meals and dinner parties, which in turn opens to rear living room, the focal point being the feature cast iron fireplace and patio doors leading out into the gardens. Both rooms are enhanced with stripped wooden flooring. We also find the kitchen, with a range of green fitted units, opening to a handy utility area with a door leading out to the gardens, completing the ground floor. The stairwell leads up to the first-floor landing, with three well-proportioned bedrooms and a family bathroom. Outside to the front of the house, we find a lawned garden area and ample off-street parking on a driveway. Leading though gates to the rear the house, we also find generous lawned gardens, which have been well maintained, enhanced with a paved patio areas, just right for outside entertaining and well stocked perennials, flowering plants and trees, a haven for wildlife and for those green fingered buyers, who like pottering in the garden or simply relaxing on summer evenings. We also discover a garden studio to the end of the garden, perfect for those who work from home or as a workshop. 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 just under three 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. An early internal inspection is highly recommended to fully appreciate this charming 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

Entrance door to the hallway, double glazed window to the side aspect and radiator*. Stairs leading to the first floor. Doors leading to...

Dining Room

12' 2" x 11' 11" (3.71m x 3.63m) Into bay Double glazed bay windows to the front aspect, ceiling coving, stripped wood floor and radiator*. Opening to...

Living Room

13' 5" x 11' 11" (4.09m x 3.63m) Double glazed patio doors to the rear aspect, feature cast iron fireplace with tiled insets and Adams style surround, ceiling coving, stripped wood floor, tv point* and radiator*.



Kitchen

9' 9" x 8' 8" (2.97m x 2.64m) Fitted kitchen with a range of green wall and base units with matching work surface over, incorporating a ceramic sink with mixer taps, integral appliances include a gas oven*, 4 x gas hobs*, extractor hood over*, dishwasher*, pantry double glazed windows to the side aspect and radiator*. Opening to...

Utility room

9' 4" x 5' 6" (2.84m x 1.68m) Matching work surface, wall mounted boiler*, plumbing for a washing machine*, space for a dryer, space for upright fridge freezer, windows to the rear aspect and a door leading to the garden.

First Floor Landing

Double glazed window to the side aspect and loft hatch. Doors leading to...



Bedroom 1

12' 6" x 11' 11" (3.81m x 3.63m) Double glazed windows to the rear aspect, feature cast iron fireplace, built in wardrobes, stripped wood floor and radiator*.

Bedroom 2

11' 11" x 10' 7" (3.63m x 3.22m) Double glazed windows to the front aspect and radiator*.

Bedroom 3

9' 3" x 8' 9" (2.82m x 2.66m) Double glazed windows to the side aspect and radiator*.

Bathroom

8' 10" x 5' 7" (2.69m x 1.70m) White three piece suite comprising; A bath with mixer taps and mains shower head attachment, pedestal wash hand basin, low level wc, double glazed windows to the front and aspect, built in cupboard and roll top radiator*.



Garden Studio

17' 4" x 9' 1" (5.28m x 2.77m)

Garden studio with double-glazed bi folding doors overlooking the garden, power and down lighting* and electric wall heater*.

Outside

Outside to the front of the house, we find a lawned garden area and ample off-street parking on a driveway. Leading though gates to the rear the house, we also find generous lawned gardens, which have been well maintained, enhanced with a paved patio areas, just right for outside entertaining and well stocked perennials, flowering plants and trees, a haven for wildlife and for those green fingered buyers, who like pottering in the garden or simply relaxing on summer evenings. We also discover a garden studio to the end of the garden, perfect for those who work from home or as a workshop.

Agents Note

Epc rating D, Council tax band C.
Broadband supplier: Zen Full Fibre.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: Octopus Energy.
Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

80, Danebury Drive
YORK
YO26 5EG

Energy rating

D

Valid until:

30 April 2029

Certificate number:

8071-7225-6730-1489-4906

Property type

Semi-detached house

Total floor area

96 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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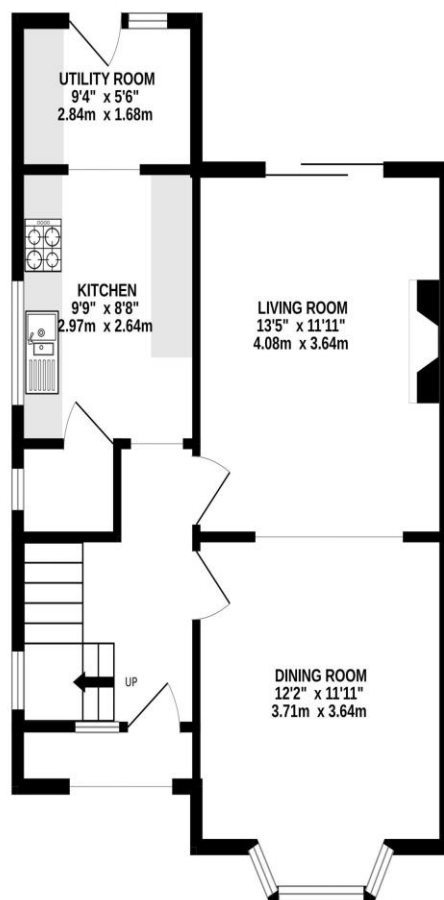
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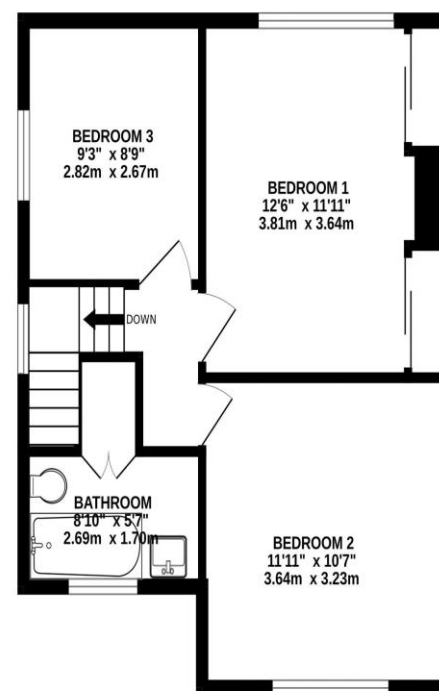
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GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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

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.