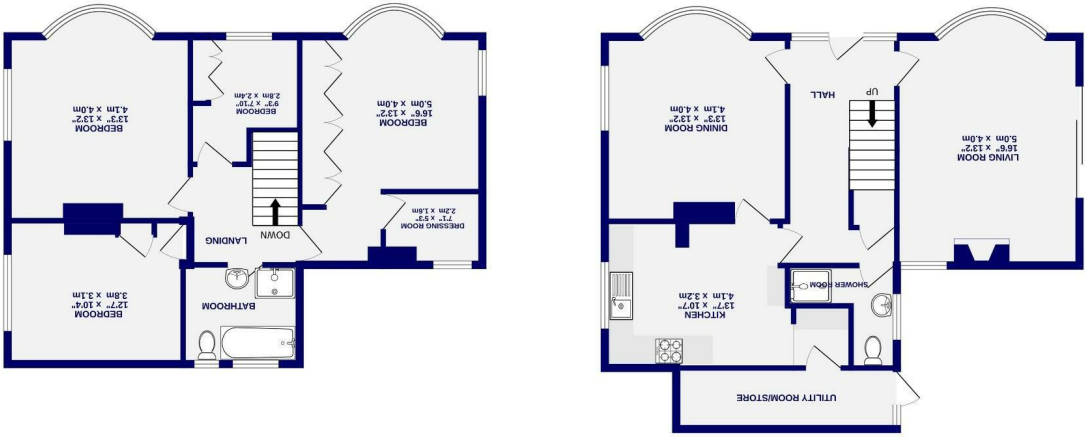


27 Lidgett Grove Acomb, York YO26 5NE

Freehold
Council Tax Band - E

- Substantial Detached Home
- Generously Proportioned Reception Rooms
- Elegant Double Bay Frontage
- Original Panelled Entrance Hall
- Modern Four-Piece Family Bathroom
- Four Well-Sized Bedrooms Upstairs
- Principal Bedroom With Dressing Area
- Landscaped Gardens With Lawn And Patio
- Detached Garage & Driveway With Multiple Parking
- EPC - E



GROUND FLOOR
793 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are approximate. It is advised that the purchaser will obtain a professional surveyor's report. The floor plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems, fixtures and fittings shown have not been tested and no guarantee as to their operation. Made with Blueprints (2025)

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.

27 Lidgett Grove
Acomb, York
YO26 5NE

Asking Price £625,000

 4  2

Located in the ever-popular area of Acomb, this distinguished detached home occupies a prominent corner plot and is one of only a few of its kind locally. Homes of this calibre rarely come to the market. Featuring elegant double bay leded windows and a commanding façade, the property is full of character, with original panelled detailing in the entrance hall setting a refined and welcoming tone.

Lidget House sits just off Beckfield Lane, close to the amenities of Acomb and Boroughbridge Road, with excellent commuter links to York city centre and the train station. It falls within the catchment area for Manor Church of England Academy, making it an ideal family location.

A much-loved family home, it offers generously proportioned and highly versatile accommodation throughout. The stunning entrance hall, with its opulent leded stained-glass statement front door and surround, leads to two magnificent reception rooms. The formal living room features a bay front, a focal fireplace, and sliding patio doors to the garden, while the family dining room enjoys a bay and side window, both rooms filled with natural light and making a striking impression. Their size allows flexible use for entertaining, relaxing, or family activities. The kitchen at the rear is fitted with a comprehensive range of wall and base units, offering practical workspace and storage. A ground floor WC and shower, along with a separate utility and store room with garden access, complete the lower level.

Upstairs, four well-sized bedrooms provide comfort and privacy, two with bay windows. The principal bedroom benefits from a dedicated dressing area, while a modern four-piece family bathroom in neutral tones, featuring a separate shower, serves the remaining rooms.

Council Tax Band E

