



60 Cranbrook Road,  
York, North Yorkshire YO26 5JH

Guide Price £399,950

  
**BISHOPS**  
PERSONAL AGENTS

Bishops Personal Agents offer for sale an excellent two-bedroom detached bungalow, with ample gardens, just to the south/west of York in Acomb, well situated with easy access to the outer ring road and York City Centre. Also with local shops, schools, including the Manor C of E Secondary school and the Acomb shopping centre close at hand. Ideal for a variety of purchasers including first time buyers, professional couples, families, those looking to retire in their forever home and looking for a project. This property has been a family home for many years and is perfect for those wanting to add their own stamp and style. Another great thing about this house is that there is still further potential to enhance the house, by developing the attic space. The ground floor accommodation comprises; Side entrance hall, with doors leading to the reception rooms. To the right, we find the lovely bay fronted living room, with a feature fireplace and triple aspect windows flooding the room with natural light and plenty of space for a table and chairs. Then forwards from the hallway, to where we find the kitchen, featuring a range of white fitted units with some integral appliances. A further door leading is into a side lobby with a pantry and a door to the outside. A separate cloakroom and a family bathroom, completing the ground floor. Outside to the front, is ample off-street parking on a driveway, leading to the detached garage, perfect for a car/cycle enthusiast or workshop. Also a lovely walled and fenced garden, laid to lawn with lots of flowering plants and shrubs, perfect for those green fingered buyers, who like pottering and relaxing in the garden, plus a greenhouse can also be found. To the sides are a further gravel garden area with a pagoda and hanging grape vines. Behind the garage is hard standing area and a brick potting shed. Easy access is found into York and afar via the local bus services and good road links, take you to Harrogate and Leeds. In summary, this lovely home in the very popular "Acomb" area, provides an exceptional opportunity to secure a property, where you can add your own stamp and style and with easy access to very popular local schools and road links. Sold with no onward chain! An early viewing is highly recommended, not to miss out on this 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

Side entrance door to the hallway, ceiling coving, loft access and radiator\*. Doors leading to...

### Living Room

25' 7" x 15' 1" (7.79m x 4.59m) Into bay  
Double glazed bay windows and windows to the front and side aspects, feature fireplace with an inset gas fire\*, ceiling coving, tv point\* and radiators\*.

### Kitchen

15' 2" x 8' 5" (4.62m x 2.56m)  
Fitted kitchen with a range of white wall and base units with matching work surface over, incorporating a sink and drainer with mixer taps, integral appliances include an electric oven\*, grill\*, 4 x gas hobs\*, extractor hood\*, plumbing for a washing machine\*, space for an upright fridge/freezer, wall mounted boiler\*, down lighting and double glazed windows to the side aspect. Door leading to the entrance porch with a pantry. Doors leading to outside...



### Bedroom 1

13' 2" x 10' 9" (4.01m x 3.27m) Into bay  
Double glazed bay windows to the side aspect, built in wardrobes, drawers, tv point\* and radiator\*.

### Bedroom 2

11' 6" x 9' 7" (3.50m x 2.92m)  
Double glazed windows to the side aspect, built in wardrobes and radiator\*.

### Cloakroom

Double glazed window to rear aspect and low level wc.

### Bathroom

8' 5" x 7' 7" (2.56m x 2.31m)  
White three piece suite comprising; A corner bath, shower cubical with electric\* shower over, pedestal wash hand basin, extractor fan\*, double glazed windows to the rear aspect and radiator\*.



### Garage

19' 4" x 9' 1" (5.89m x 2.77m)  
Electric roller door, double glazed window to rear aspect, power and lighting\*. Door leading to the side.

### Outside

Externally to the front, a walled garden laid to lawn with well established perennials, perfect for those green fingered buyers and driveway, providing ample off-street parking in front of the detached garage, perfect for a car/cycle enthusiast or as a workshop. To the side we find further areas with a pagoda and outside brick storage.

### Agents Note

EPC Rating D. Council tax band C.

Broadband supplier: Not Connected.  
Broadband speed: Not Connected.  
Water supplier: Yorkshire Water.  
Gas supplier: British Gas.  
Electricity supplier: British Gas.





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# Energy performance certificate (EPC)

60 Cranbrook Road  
YORK  
YO26 5JH

Energy rating

**D**

Valid until:

15 May 2036

Certificate number:

0200-3549-0122-7699-3563

**Property type**

Detached bungalow

**Total floor area**

92 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).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

**Bishops Personal Agents**

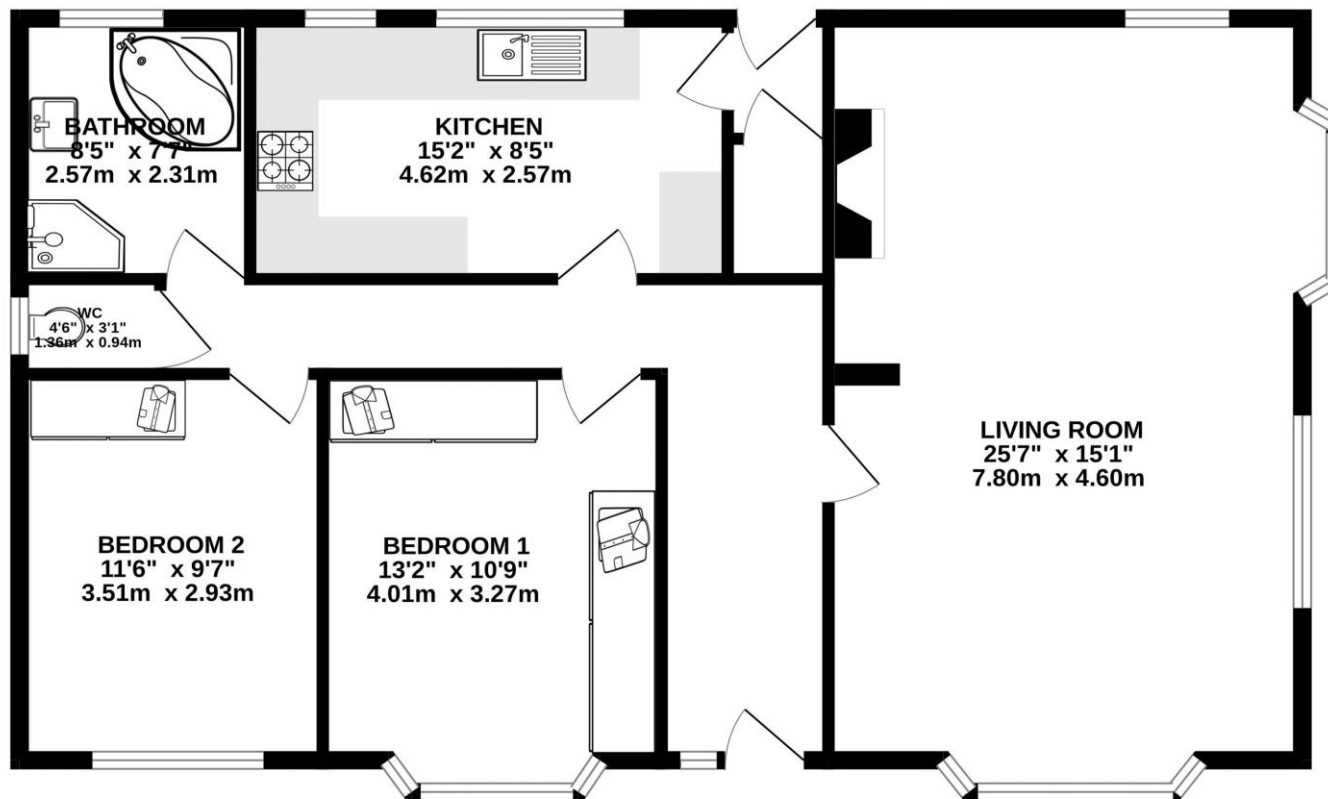
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

paul.atkinson@bishospa.com

www.bishospa.com

GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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**

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