



Chaloners Road, York, YO24 2TB

- Bright Open-Plan Kitchen Diner With Skylights
- Spacious Driveway
- Built-In Storage
- Three Bedroom Semi-Detached
- West-Facing Lawned Garden
- Council Tax Band B

£350,000



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DESCRIPTION

Set back from the road with a driveway for several vehicles, this three-bedroom home is well placed in Acomb, a location known for its strong community feel and excellent everyday convenience. Shops, cafés, parks and essential services are all close by, and regular bus routes provide straightforward travel into York city centre.

Inside, the house has a calm, modern style. The living room offers a comfortable space with contemporary décor and a feature fireplace, while the open-plan kitchen and dining area at the rear is bright and practical, with skylights, modern units and room for both dining and seating. A ground-floor W.C. adds useful convenience.

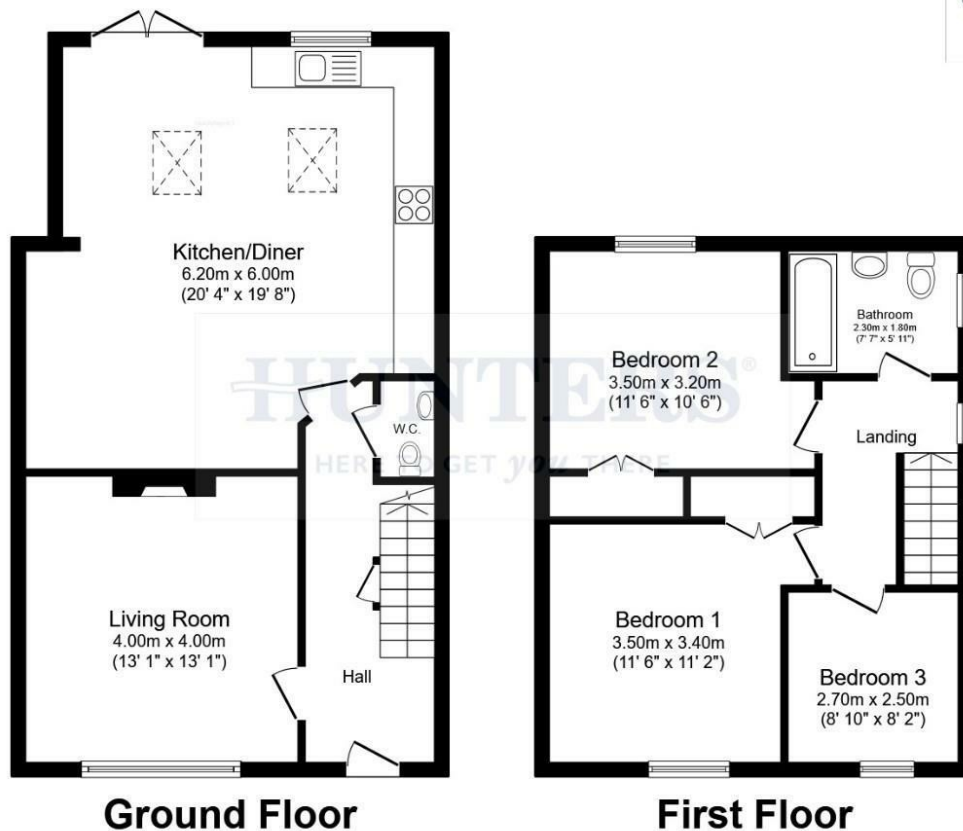
Upstairs, there are two double bedrooms with built-in storage, a versatile third bedroom and a modern family bathroom.

The west-facing garden enjoys sun throughout most of the day — morning light to one side, followed by afternoon and evening sun across the rest of the space. With lawn, patio, raised planters and a decked seating area, it offers a flexible and inviting outdoor setting.

Acomb is well served for schooling, with a choice of primary and secondary options nearby, and York College is within easy reach. Clifton Moor Retail Park is also simple to access, offering larger supermarkets, leisure facilities and dining. Good bus links, cycle routes and quick access to the A1237, A64 and A59 make commuting around York and beyond straightforward.







The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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