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While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is included in the plan the gardeners will have part of the central front area for responsibility to have the area, garden or driveway. This plan is for illustrative purposes only and should be used as such by any person or organisation. The plan is the responsibility of the vendor and no guarantee is given as to their accuracy. Plans and appliances shown have been measured and prepared as to their accuracy.



GROUND FLOOR (57.4 sq.m.) approx. 1ST FLOOR (58.4 sq.m.) approx.

Manor Drive North Acomb, York YO26 5SD

Freehold
Council Tax Band - C

- Period Semi Detached House
- Four Bedrooms
- Rear Double Storey Extension
- Large Rear Garden
- Front Off Street Parking
- Period Features
- Sola Panels
- EPC TBC



Manor Drive North

Acomb, York

YO26 5SD

£525,000



A fantastic opportunity to acquire a substantial four bedroom semi detached home, located in a highly sought after residential area to the west of York. Offering generous living accommodation and a beautiful rear garden, this much loved home has been in the same ownership for approximately 30 years and presents an excellent opportunity for the next owner to modernise and personalise.

The property has been thoughtfully extended over time, including a double storey rear extension which has created a larger kitchen to the ground floor and an additional fourth bedroom to the first floor. Further improvements include the addition of a ground floor W.C and utility room, enhancing the overall practicality of the home. The property also benefits from photovoltaic solar panels which produce electricity that is fed into the house's supply, helping to improve energy efficiency.

Internally, the property offers spacious and versatile accommodation throughout. A welcoming entrance hallway leads through to a front lounge, whilst to the rear is a separate dining room which flows through to the extended kitchen, creating a fantastic space overlooking the garden. The ground floor is further complemented by a useful utility room and W.C.

To the first floor are four well proportioned bedrooms, including three doubles and a fourth bedroom created as part of the extension, alongside a family bathroom.

Externally, the property benefits from a good size driveway providing off street parking, along with a particularly attractive and mature rear garden, offering a high degree of privacy and an ideal space for outdoor enjoyment.

Situated within easy reach of York city centre, the property also offers excellent access to the outer ring road and a range of local amenities, making it well suited to a variety of buyers.

