



ROB LETTS

exp^{UK}

Bachelor Hill, York

Guide Price £275,000

3 1 2



Hidden away on one of Acomb's lesser-known streets, this immaculately presented three-bedroom end-of-terrace home offers far more than first impressions suggest.

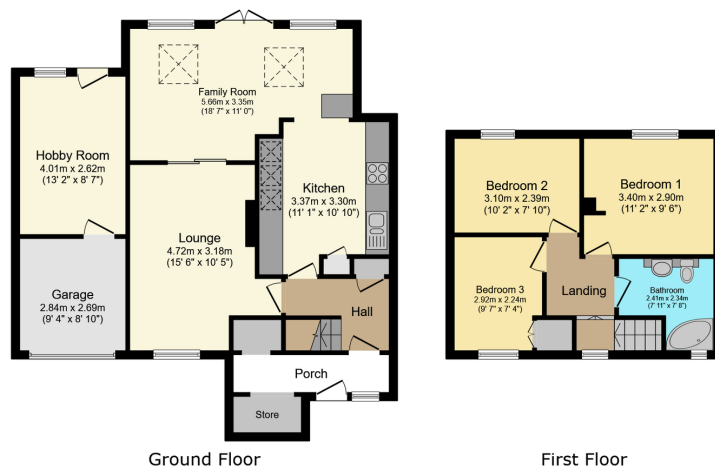
A useful entrance porch opens into a central hallway, leading to a comfortable lounge with a recessed multi-fuel stove. The kitchen sits at the heart of the ground floor, with good storage, integrated appliances and space for an American-style fridge freezer. To the rear, a superb extension creates a bright and spacious family room, with roof windows and French doors opening onto the garden.

Upstairs, the main bedroom is a generous double with recessed hanging space, alongside two further bedrooms and a stylish family bathroom featuring a corner bath, shower above, fitted vanity storage and Bluetooth ceiling speakers.

Outside, there is off-street parking for two cars and a low-maintenance rear garden with lawn and paved seating areas. The attached garage has been divided to provide useful front storage and a separate hobby room accessed from the garden.

Bachelor Hill feels quietly tucked away, yet Acomb's cafés, pubs, supermarkets, shops, schools and green spaces are all close by, making this a genuinely turn-key home in a convenient setting and an ideal choice for families, professionals or first-time buyers alike.

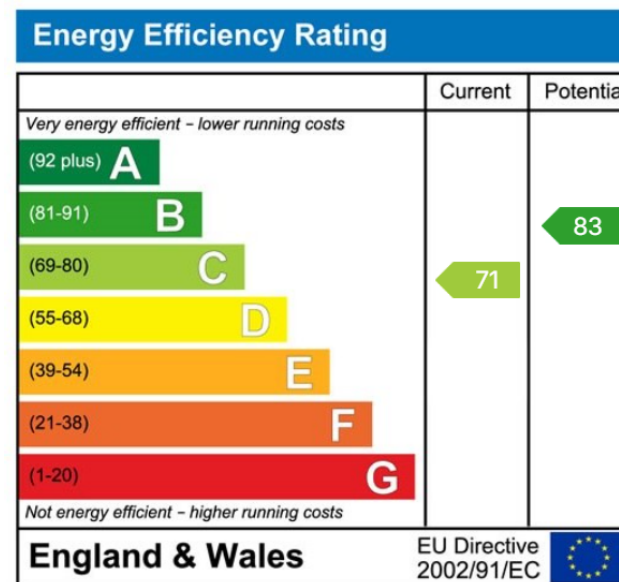




Total floor area: 108.0 sq.m, (1,162 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Immaculate 3 bedroom end-of-terrace home
- Quiet, lesser-known position close to central Acomb
- Rear extension creating a spacious family room
- Separate lounge with recessed multi-fuel stove
- Well-equipped kitchen with integrated appliances
- Stylish family bathroom with Bluetooth ceiling speakers
- Off-street parking for two vehicles
- Attached garage divided into storage and a hobby room
- Enclosed rear garden with lawn and paved seating areas
- When enquiring about this property, please quote ref: RL0918



ROB LETTS

exp^{uk}



07538 298 866



roblettts.exp.uk.com



rob.letts@exp.uk.com