



8 Prestwick Court,
York, North Yorkshire YO26 5RS

Guide Price £269,950

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PERSONAL AGENTS

Are you looking for a two-bedroom semi-detached house, in a quiet cut-de-sac in Acomb?

Then this charming well-presented home on Prestwick Court, could be just for you! Bishops Personal Agents bring to the market this superb, two-bedroom semi-detached property on the fringes of York in this very popular location of Acomb, just off Beckfield Lane. Positioned in a quiet cul-de-sac, this lovely home just to the south/west of York is very well situated with easy access to the outer ring road and into York city centre, close to the local shops and amenities on Beckfield Lane, popular schools including the catchment of Manor C of E and the Acomb shopping centre close at hand. There is also a park, just a short stroll away at the end of the street, perfect for dog walkers or an afternoon stroll. This property will appeal to a multitude of buyers including first-time buyers, single professionals, couples and those looking for a family home. With the benefit of gas central heating and double glazing in brief comprises; Front entrance porch, with a door opening into the spacious living room, the focal point being the feature fireplace, there is also ample space for a table and chairs and stairs leading up to the first floor. A door opens to the rear of the house, where we find the kitchen with a range of modern fitted units and a breakfast bar, just right for a morning coffee. From the first-floor landing, there are two well-proportioned bedrooms, the second currently used as an office space and a contemporary bathroom completes this lovely home. Outside to the front, we find ample off-street parking and a lawned garden area. To the rear a south facing fenced garden, with a paved patio area, perfect for outside entertaining. An early viewing comes highly recommended, not to miss out on this excellent modern home.

Acomb is a popular leafy suburb on the edge of York with easy access of the city centre. The area boasts a wide range of handy local amenities including a promenade of shops that includes a Morrisons 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 is 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, 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 Porch

Front entrance to a handy porch. Door leading to...

Living Room

19' 4" x 11' 8" (5.89m x 3.55m)

Double glazed windows to front aspect, feature wooden modern style fireplace with a marble hearth and inset electric fire*, ceiling coving, tv, telephone points*, under stairs storage and radiators*.

Staircase to first floor accommodation. Door leading to...

Kitchen

11' 6" x 7' 11" (3.50m x 2.41m)

The kitchen is fitted with a range of base and wall mounted units with matching work preparation surfaces over, steel sink with mixer taps, electric oven *, 4 x gas hob with extractor fan* over, breakfast bar, plumbing for washing machine*, down lighting, double glazed windows to rear aspect and radiator*. Door leading to the garden.

First Floor Landing

Doors leading to...

Bedroom 1

11' 8" x 11' 7" (3.55m x 3.53m)

Double glazed windows to rear aspect, alcove cupboard and radiator*.

Bedroom 2

11' 8" x 8' 11" (3.55m x 2.72m)

Double glazed windows to front aspect and radiator*.

Bathroom

6' 5" x 5' 4" (1.95m x 1.62m)

Modern white suite comprising; Panelled bath with mixer taps, mains shower over*, glass shower screen, pedestal wash hand basin, low level wc, down lighting, double glazed window to rear aspect and heated rail*.

Outside

To the front of the property is a garden area, laid to lawn with shrub borders and ample off street parking. To the rear, passing through garden gates is a fully enclosed south facing fenced garden, with shrub borders and a paved patio area, perfect for outside entertaining. Plus a garden shed.

Agents Note

Epc rating C, Council tax band B.

Broadband supplier: Vodafone.

Broadband speed: Fibre optic ultra-fast.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)

8 Prestwick Court
YORK
YO26 5RS

Energy rating

C

Valid until:

4 September 2035

Certificate number:

0310-2154-5510-2305-4451**Property type**

Semi-detached house

Total floor area

61 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 C. It has the potential to be C.

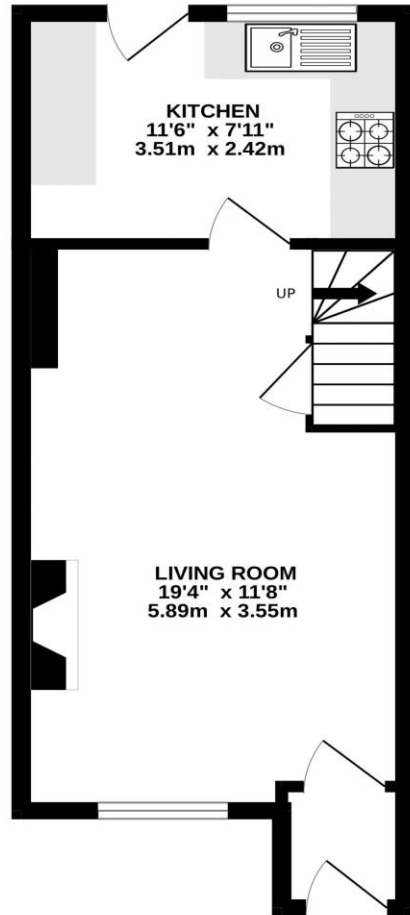
[See how to improve this property's energy efficiency.](#)

Bishops Personal Agents

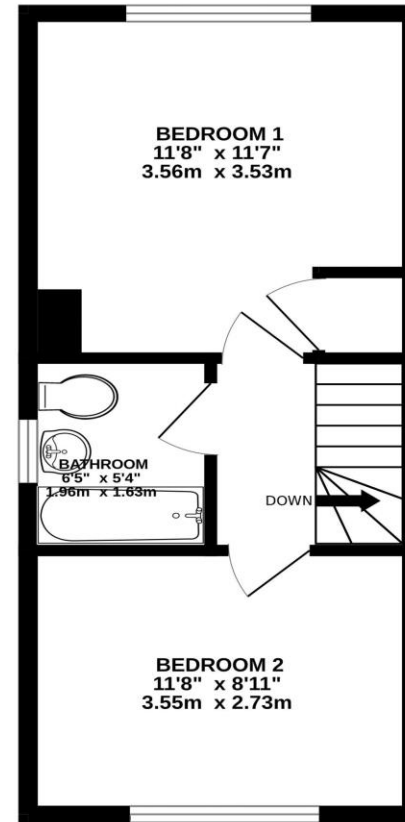
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GROUND FLOOR
322 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 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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