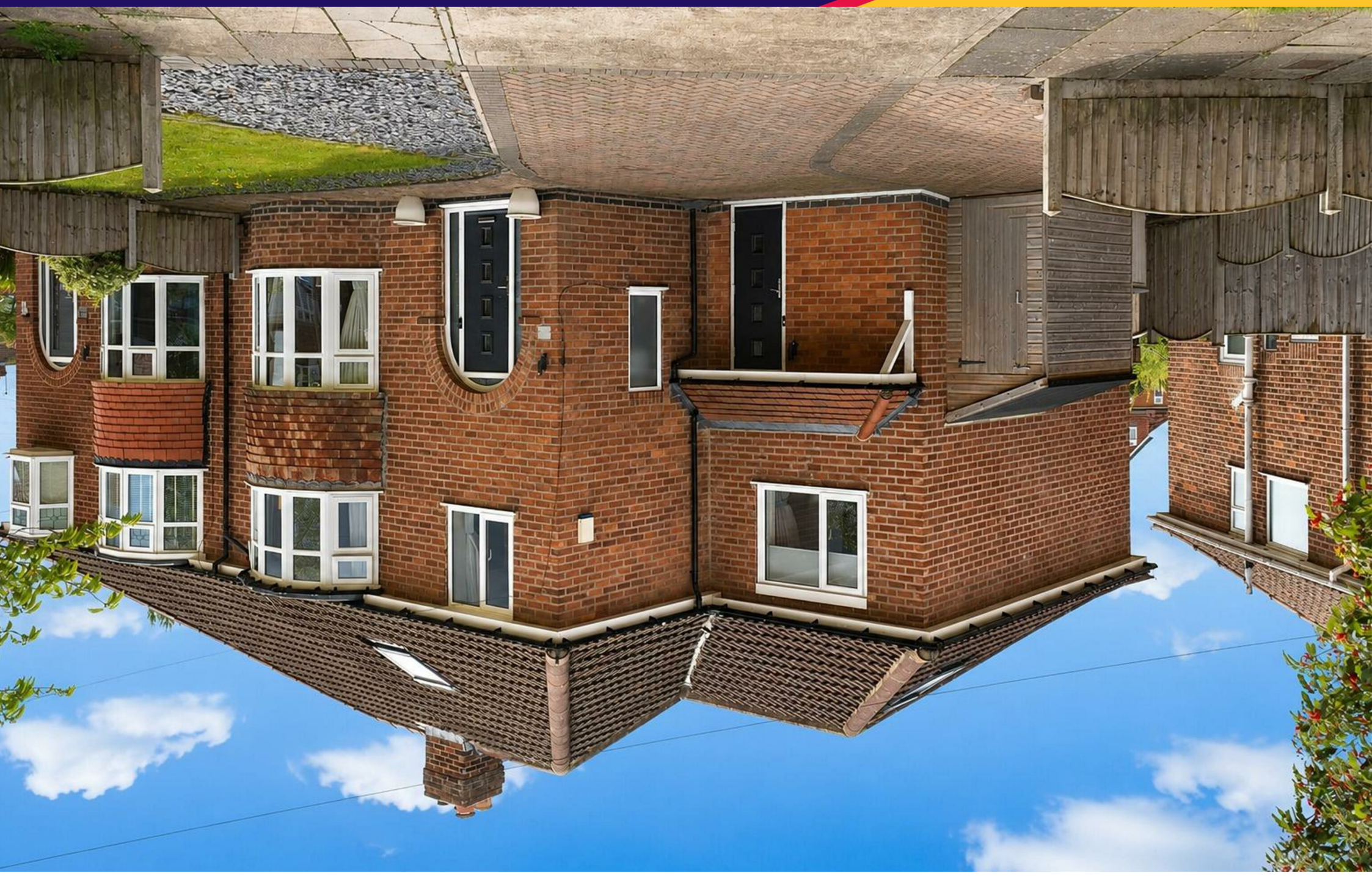
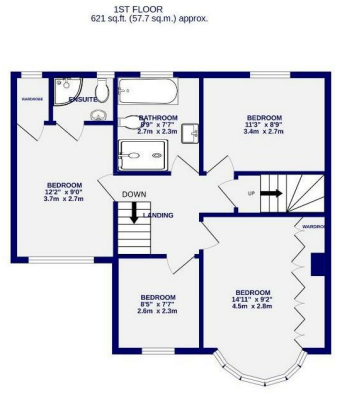


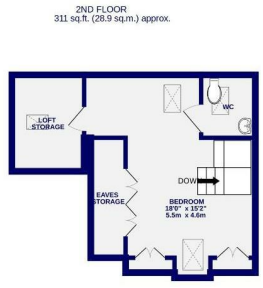
Grayshon Drive
Acomb, York
YO26 5RG

Freehold
Council Tax Band - C

- Complete Chain
- Set Over Three Spacious Floors
- Open-Plan Lounge And Dining Room
- Versatile Modern Family Living
- Tucked-Away Popular Location
- Modern Breakfast Kitchen
- Separate Utility And WC
- Driveway And Private Rear Garden
- Five Bedroom Extended Family Home
- EPC D







TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, If included in the plan the garage/stores will form part of the overall floor area 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.
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Grayshon Drive
Acomb, York
YO26 5RG

Offers Over £415,000

5 2

Located just off Beckfield Lane to the west of York, this exceptional five-bedroom extended family home is tucked away in a desirable residential setting. The location is particularly convenient, with a range of local amenities, shops and schools close by, while Acomb's popular Front Street offers further everyday facilities. Regular transport links provide easy access to York city centre, with the outer ring road also within easy reach for commuting further afield.

Set over three floors, the property offers a versatile layout designed for modern family living, with stylish presentation throughout, excellent bedroom space and the convenience of no onward chain. A welcoming entrance hall leads into the impressive open-plan lounge and dining room, with a bay window to the front creating a bright and inviting space for both relaxing and entertaining. The modern breakfast kitchen is positioned to the rear and is complemented by a substantial separate utility room and convenient ground floor WC.

The first floor provides four well-proportioned bedrooms, including one with an en-suite shower room and useful storage. A contemporary four-piece family bathroom serves the remaining bedrooms. The second floor offers an impressive additional double bedroom, complete with an en-suite WC and dressing area, creating an excellent private retreat or flexible space for guests, teenagers or home working. There is also convenient access to the loft for additional storage.

Outside, the property is approached via a lawned frontage and brick-paved driveway providing ample off-street parking. To the rear is an enclosed, low-maintenance garden with artificial lawn and a paved seating area, ideal for relaxing and entertaining.

Offering generous and versatile living across three floors, this is a turnkey family home in a popular and well-connected location, perfectly suited to the changing needs of modern family life. Offered with no onward chain, an early viewing is highly recommended



















