



37 Plantation Drive,
York, North Yorkshire YO26 6AD

Guide Price £319,000


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PERSONAL AGENTS

Bishops Personal Agents offer for sale this well presented three-bedroom semi-detached home, just to the south/west of York off Boroughbridge Road, well situated with easy access to the outer ring road and into the York City Centre. Also with local shops, schools, including the Manor C of E Secondary school and the Acomb shopping centre close at hand. This lovely home has been updated by the current owners, with a fabulous open plan kitchen-living space, contemporary bathroom and garden studio. Ideal for a variety of purchasers including first time buyers, professional couples, those looking to retire and buy to let investors, this property will be very popular. Another great feature is that there is still further potential to enhance the house, by developing the attic space as others have on the street. Benefitting from double glazing and gas central heating, the property briefly comprises; Front entrance hall with a staircase leading to the first floor. Then forwards into an extended entertaining space, the dining area with bi folding doors leading to the garden, which in turn opens to the modern fitted kitchen, with a superb range of grey units and a central island, plus some integral appliances. French doors open into the spacious bay fronted living room, the focal point being the ornate feature fireplace. The stairwell leads up to the first-floor landing, from where we find three bedrooms and a contemporary bathroom. Outside to the front is a low maintenance garden with a shared driveway providing off street parking. Gated access leading to the rear, where we find a converted garage, just right as a workshop for a car/cycle enthusiast or could be used as a gym, or for those who run a business and work from home. The rear fenced garden with a paved patio area and Astro turfed lawn, perfect for outside entertaining. Easy access is found into York and afar via the local bus services and good road links, take you to Harrogate and Leeds. In summary, this lovely home in the very popular "Acomb" area, provides an exceptional opportunity to secure a property, with easy access to very popular local schools, shops and road links into York and afar. An early viewing is highly recommended not to miss out!

Plantation Drive is situated within the sought after Boroughbridge Road residential location, offering excellent access to the City Centre, The Knavesmire and Acomb Park. This property is within close proximity of the railway station. In addition, within easy access of the well-regarded schools of Poppleton Road Primary, Carr Lane Primary and The Manor C of E Secondary School, which is rated outstanding. For the commuter, there are regular transport links to and from the city centre, which is within easy walking distance if you wish to take an easy stroll and there is also good access to the A64 and the surrounding towns and cities, including Leeds in approximately 30 minutes and Harrogate as well as the national motorway networks. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. 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 Hall

Entrance door to the hallway and radiator*. Stairs leading to the first floor. Door leading to...

Living Room

14' 3" x 11' 4" (4.34m x 3.45m) Into bay Double glazed bay windows to front aspect, feature fireplace with ornate cast iron fireplace with slate hearth, tv point* and radiator*. French doors opening to...

Kitchen/Diner

17' 1" x 17' 0" (5.20m x 5.18m) Fabulous open plan living area, with a modern fitted kitchen with a range of wall and base units with matching work surface over, incorporating a Belfast sink with mixer taps, integral appliances include Range oven* with 6 x hobs*, extractor hood* and washing machine*. Central island with seating. Alcove with space for a fridge/freezer*. Double glazed windows to rear aspect, down lighting and radiator*. Double glazed bi folding doors leading to the garden.



First Floor Landing

Double glazed window to side aspect. Doors leading to...

Bedroom 1

14' 8" x 11' 3" (4.47m x 3.43m) Double glazed bay windows to front aspect, tv point* and radiator*.

Bedroom 2

11' 2" x 11' 0" (3.40m x 3.35m) Double glazed windows to rear aspect, picture rail, alcove cupboard and radiator*.

Bedroom 3

8' 0" x 5' 8" (2.44m x 1.73m) Double glazed windows to front aspect and radiator*.



Bathroom

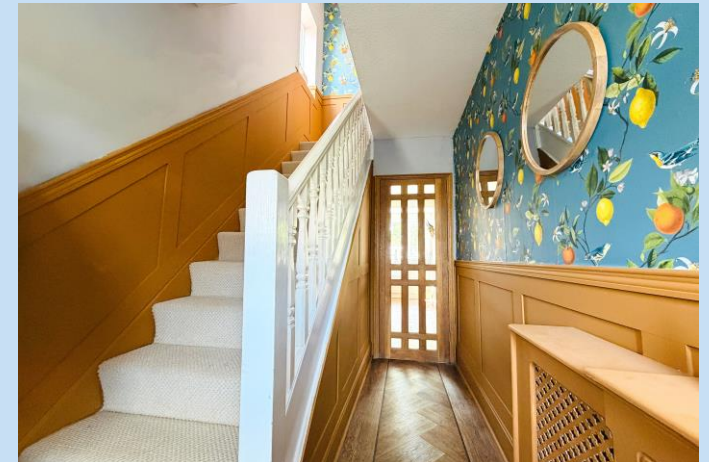
7' 6" x 5' 10" (2.28m x 1.78m) Modern white three piece suite comprising; A bath with mixer taps and mains shower over*, pedestal wash hand basin set in a vanity unit with mixer tap, low level wc, double glazed windows to rear aspect and upright radiator*.

Outside

To the front of the property there is a walled garden area and a shared driveway leading to the rear. To the rear is a fenced garden, with a paved patio area and astro turf lawn, perfect for outside entertaining and a garage/studio with power and lighting.

Garage/Studio

14' 1" x 8' 8" (4.29m x 2.64m) Upvc door, double glazed windows to front and rear aspects, power and lighting*.



Agents Note

EPC Rating D. Council tax band C.

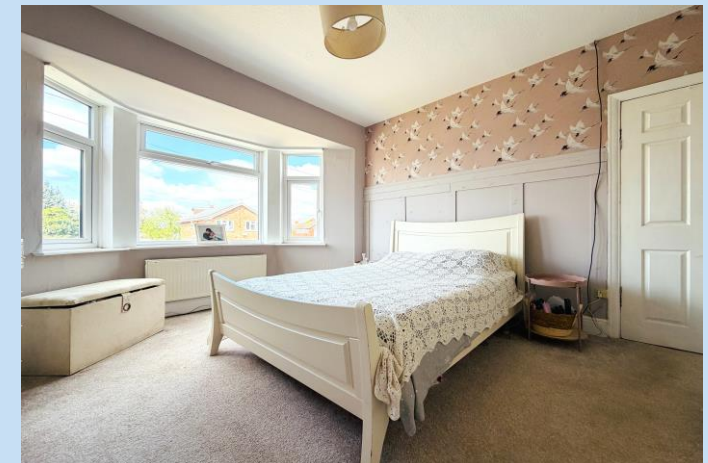
Broadband supplier: EE.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: British Gas.

Electricity supplier: British Gas.



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Energy performance certificate (EPC)

37 Plantation Drive
YORK
YO26 6AD

Energy rating

D

Valid until:

23 April 2036

Certificate number:

7100-8679-0522-5627-3463**Property type**

Semi-detached house

Total floor area

87 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 D. It has the potential to be C.

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

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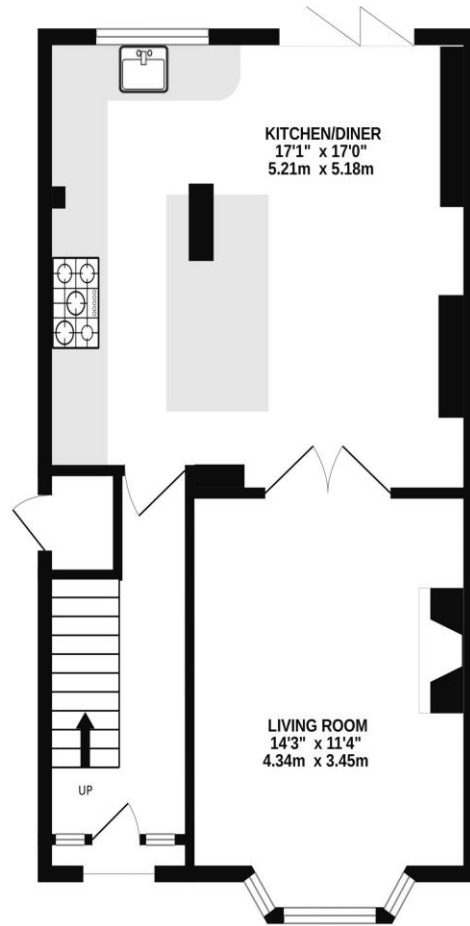
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

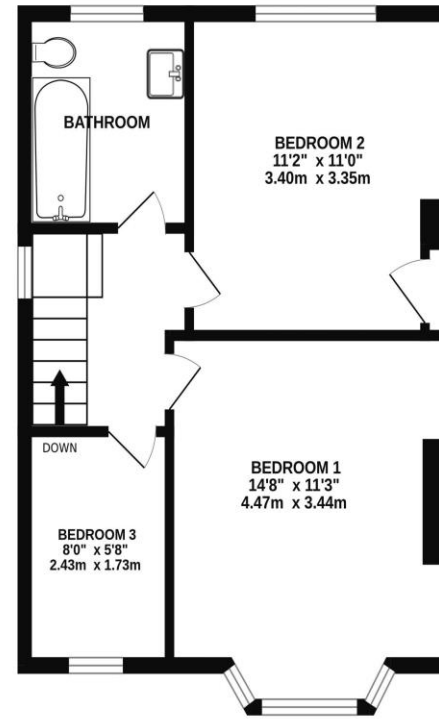
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GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.